

**Town of Loomis**  
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February 2006

RESOLUTION NO. 06-06

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS ADOPTING THE TOWN OF LOOMIS HOUSING ELEMENT 2001-2008 AS AN ELEMENT OF THE GENERAL PLAN AND CERTIFYING THE NEGATIVE DECLARATION IN CONJUNCTION WITH THIS ADOPTION

WHEREAS, the Town of Loomis is proposing to adopt the Town of Loomis Housing Element 2001-2008 as an element of the General Plan 2001 in accordance with State housing element law (Article 10.6 of the Government Code); and

WHEREAS, a Negative Declaration has been prepared and circulated pursuant to the California Environmental Quality Act (CEQA) to analyze the Projects' environmental effects; and

WHEREAS, on December 6, 2003, the Planning Commission conducted a public workshop to inform and hear comments from the public on the preparation of a new housing element and on January 20, 2004 a formal meeting on a Public Review Draft was held at by the Planning Commission; and,

WHEREAS, on January 20, 2004, the Planning Commission recommended that the Town Council adopt the proposed draft Housing Element 2001-2008; and,

WHEREAS, staff submitted the proposed draft Housing Element 2001-2008 to the California Department of Housing and Community Development for their initial comments and received comments back on April 1, 2004 and June 8, 2004 for review by the Town Council; and

WHEREAS, on June 8, 2004 and August 8, 2004, the Town Council held public hearings on the draft Housing Element 2001-2008 and directed staff to re-submit the draft Housing Element, as revised, to the California Department of Housing and Community Development for their comments; and

WHEREAS, between September 2004 and November 10, 2004 the staff and consultant to the town on the Housing Element worked with the staff of the California Department of Housing and Community Development complete a document that the Department would be able to certify; and

WHEREAS, the Town Council of the Town of Loomis conducted a public hearing on the Town of Loomis Housing Element 2001-2008 on February 8, 2005 which was continued; considered the Housing Element and inclusionary ordinance concepts in March and April 2005; and again on October 11, 2005 and November 1, 2005 and re-noticed the adoption of the Housing Element for February 14, 2006, at which times any person interested in the matter was given an opportunity to be heard; and,

WHEREAS, the Town Council reviewed and considered the Planning Commission recommendation relating to said application, the comments from the California Department of Housing and Community Development, the Town of Loomis Housing Element 2001-2008, the written and oral evidence presented to the Planning

Commission in support of and in opposition to the application, and the proposed Negative Declaration; and

WHEREAS, the Town Council hereby makes the findings attached herein as Exhibit A in connection with the General Plan Amendment.

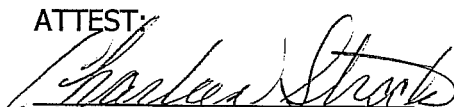
NOW THEREFORE, the Town Council of the Town of Loomis, at its meeting of February 14, 2006, does resolve as follows:

1. A Negative Declaration has been prepared by the Town to evaluate the potentially significant adverse environmental impacts of the proposed project and found that the project would not produce, or be subject to significant environmental effects.
2. An initial study has been conducted by the Town to evaluate the potential for adverse environmental impact of the proposed project. Considering the record as a whole, there is not evidence before the Commission that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
3. The Town Council has, on the basis of substantial evidence contained in the record before the Council as a whole, rebutted the presumption of adverse effect contained in these regulations at subsection (d) of 14 California Code of Regulations section 753.5.
4. The Negative Declaration of Environmental Impact is approved, and staff is directed to file an appropriate Notice of Determination with the County Clerk.
5. The proposed General Plan Amendment is consistent with the goals, policies and land uses in the Town of Loomis General Plan 2001 and complies with State housing element law (Article 10.6 of the Government Code).
6. The General Plan Amendment (Town of Loomis Housing Element 2001-2008) is hereby adopted by the Town Council per the findings set forth in Exhibit A.

PASSED AND ADOPTED by the Council of the Town of Loomis this 14th<sup>th</sup> day of February, 2006, by the following vote:

AYES:	Fuson, Millward, Morillas, Ucovich
NOES:	None
ABSENT:	Scherer

  
Mayor

ATTEST:  
  
Town Clerk

APPROVED AS TO FORM:

  
Town Attorney

## EXHIBIT "A"

### Negative Declaration

1. The initial study did not identify any significant environmental impacts.

### General Plan Amendment

2. The General Plan Amendment to revise the Housing Element is compatible with the objectives, policies, and existing land use of the Town of Loomis and is consistent with the General Plan of the Town of Loomis.
3. The General Plan Amendment to revise the Housing Element complies with State housing element law (Article 10.6 of the Government Code).



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## 1. INTRODUCTION

California law (Government Article 10.6) requires that each city adopt a housing element as one of the seven required elements of the general plan. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code § 65580(a)). The housing element establishes goals, policies and programs to facilitate and encourage the provision of safe, adequate housing for its current and future resident of all income levels.

For the General Plan to provide effective guidance relating to land use issues in Loomis, the goals, policies and programs of each element must be consistent. Specifically, the Land Use Element of the General Plan anticipates the future demand for housing and establishes goals, policies and programs that ensure an adequate supply of land designated for residential use. This Housing Element is consistent with the policies adopted in the General Plan.

The housing element differs from the other required elements of the general plan, in that the State mandates that the element include specific information and analyze population and housing trends. Also, unlike other general plan elements, the housing element must be submitted to the California State Department of Housing and Community Development (HCD) for review and certification. Under State law, the required components of the housing element are:

- **Housing Needs Assessment and Quantified Objectives:** California law requires the Department of Housing and Community Development to project statewide housing needs and allocate the statewide need to each region in the State. HCD provided the regional need to the Sacramento Area Council of Governments (SACOG), which distributed the Regional Housing Needs Determination (RHND) to cities and counties within the SACOG region on May 17, 2001.

Loomis (the Town) must independently assess existing housing needs within the community through analyses of population characteristics, housing conditions, and special housing needs (i.e. disabled, elderly, etc.).

After the needs assessment is complete, the Town must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, lower, moderate, and above moderate) to make sure that both the existing and the projected future housing needs are met, consistent with the Town's share of the regional housing needs allocation.

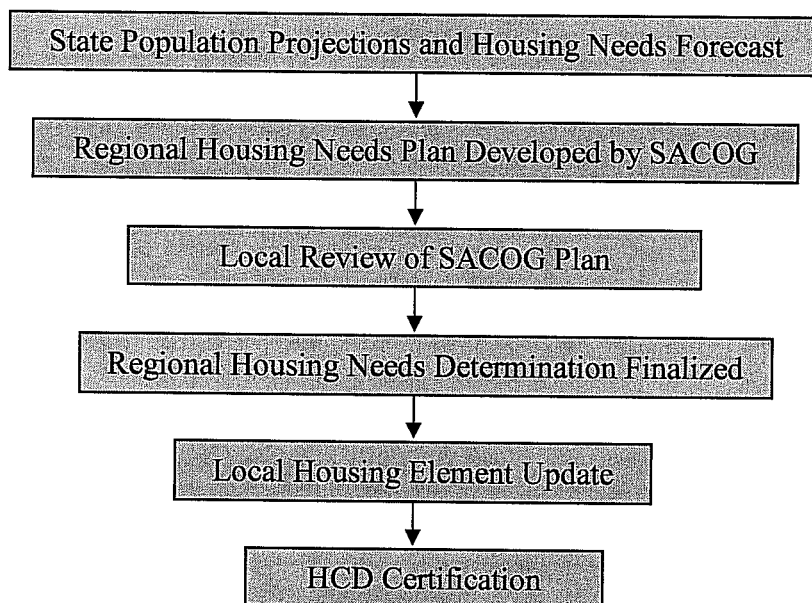
- **Conduct Land Inventory:** The Town must compile relevant information on the zoning, acres, density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development.



- **Identify Governmental and Nongovernmental Constraints:** The Town must identify and analyze impediments to the development of housing for all income levels.
- **Review the Previous Housing Element:** The Town must review the actual results of the goals, objectives, policies and programs adopted in the previous housing element, and analyze the differences between what was projected and what was achieved.
- **Develop Program of Actions:** The Town must develop housing programs that meet the local housing goals and quantified objectives and fulfill HCD requirements.

As noted above, the housing element update process begins with HCD determining the statewide housing need. The process is complete when the Town's Housing Element receives HCD certification. Figure 1 shows the housing allocation process from the State to the local level.

**Figure 1: State Housing Allocation Process**



### ***1.1 General Plan Consistency***

As stated above, the Housing Element is one of seven mandatory elements of the General Plan, which was recently updated by the Town of Loomis in May 2001. For the General Plan to provide effective guidance on land use issues, the goals, policies and programs of each element must be internally consistent. This Housing Element builds upon the General Plan and is consistent with its policies. Whenever any element of the General Plan is amended, the Town considers the impacts of the amendment on the other elements to ensure consistency is maintained.

## 2. EXISTING CONDITIONS

Loomis is a small, semi-rural community located in rapidly urbanizing western Placer County in California's Central Valley. Incorporated in 1984, the Town is located within a fast-growing metropolitan region approximately 25 miles northeast of the City of Sacramento, along Interstate 80. Loomis is in the western portion of the Loomis Basin, an 80-square mile area of the Placer County foothills. Loomis maintains a distinct small-town, semi-rural character through large residential lots with continuing agricultural activities, rural roads and equestrian trails, a compact downtown "village" area, the preservation of historic structures, and extensive open space areas.

Interstate 80, traversing northeast through the center of Town, divides Loomis into two distinct areas. The area north of I-80 contains all the community's existing retail, office and industrial development, as well as higher density residential development, bounded by larger, semi-rural residential lots. The area south of I-80 is almost exclusively rural and residential in character. Many local landowners maintain small-scale, "hobby" agricultural activities on small ranches, including the raising of farm animals. Higher density residential development is concentrated near the Taylor Road commercial corridor.

The following information regarding the characteristics of Loomis's housing and population was primarily derived from the U.S. Census Bureau. The California Department of Finance (DOF) also provides demographic information. The DOF estimates total and occupied housing units, household size and population, and group quarters population using the Housing Unit (HU) Method.<sup>1</sup> However, because of the accuracy and freshness of the 2000 Census, the Census data is preferable and will be used in this document.

### *2.1 Population and Households*

Since 1990, Loomis's population has increased by nearly 13% from 5,705 people to 6,427 people according to Census 2000. In 2000, the town had 2,237 households.<sup>2</sup> The average number of persons per household was 2.89 in 2000, which was higher than the County level of 2.63.

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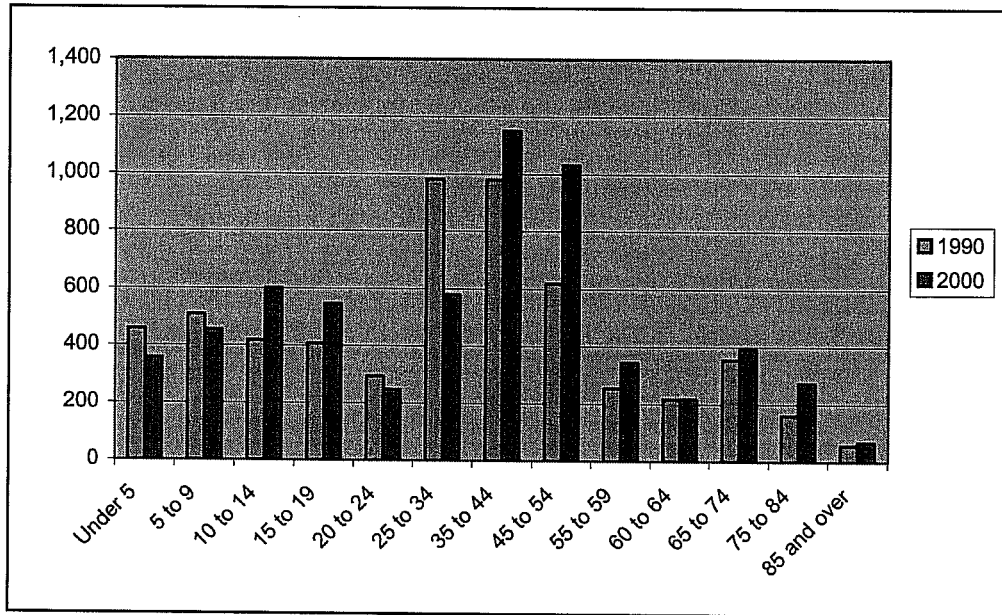
<sup>1</sup> HUs are estimated by adding new construction and annexations and subtracting demolitions from the DOF benchmark file. The U.S. Census Bureau and local jurisdictions supply HU changes. Occupied HUs are estimated by subtracting vacant HUs (calculated using the 2000 Census vacancy rate) from total HUs. The household population is derived by multiplying occupied HUs by the current persons per household estimate. The benchmark group quarters population is updated using the reported population change in group quarters facilities. Household and group quarters populations are summed to produce the total city population estimates.

<sup>2</sup> As defined by the US Census, a household includes all the people who occupy a housing unit as their usual place of residence.

## 2.2 Age

Figure 2 illustrates the distribution of the age of the population in Loomis in 1990 and 2000 in the given age categories. As the chart shows, overall the adult population aged during the ten-year period. The population shifted so that many more individuals fell into the 45 to 54 age group in 2000 than did in 1990. Decreases in population were greatest for the 25 to 34 age group.

**Figure 2: Age Distribution, 1990 and 2000**



Source: U.S. Census Bureau, Census 1990 & 2000.

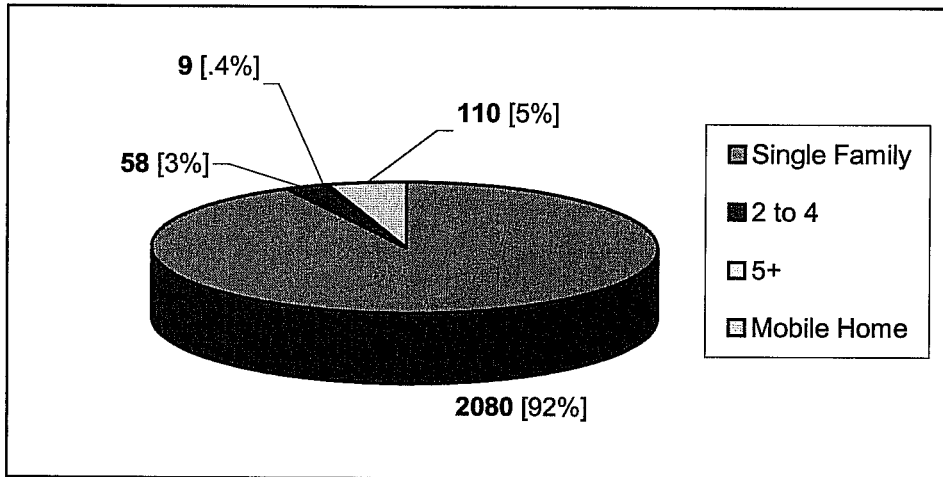
## 2.3 Ethnicity

The 1990 Census found Loomis's population to be predominantly White (87.3%). The Asian population was 3.9% and Hispanics made up 6.9% of the Town, with 1.9 % of the populace made up of other races. In the subsequent ten years these populations did not see a great amount of change. The most significant change was the decrease in the number of people of Asian descent and the increase in the presence of other races. In the 2000 Census, 86.2% of the population was White, 2.1% was Asian, and 6.5% was Hispanic or Latino, while the percentage of other races in Loomis increased to 5.2%.

### 2.4 Housing Units and Housing Conditions

According to Census 2000, there were 2,257 housing units in Loomis. 1,754 (78%) were owner-occupied, 458 (20%) were rented, and 45 (2%) were vacant.<sup>3</sup> A housing unit is a group of rooms or a single room that function as separate living quarters, whether occupied or vacant. The majority (92%) of the housing stock in Loomis is comprised of single-family units (see Figure 3).

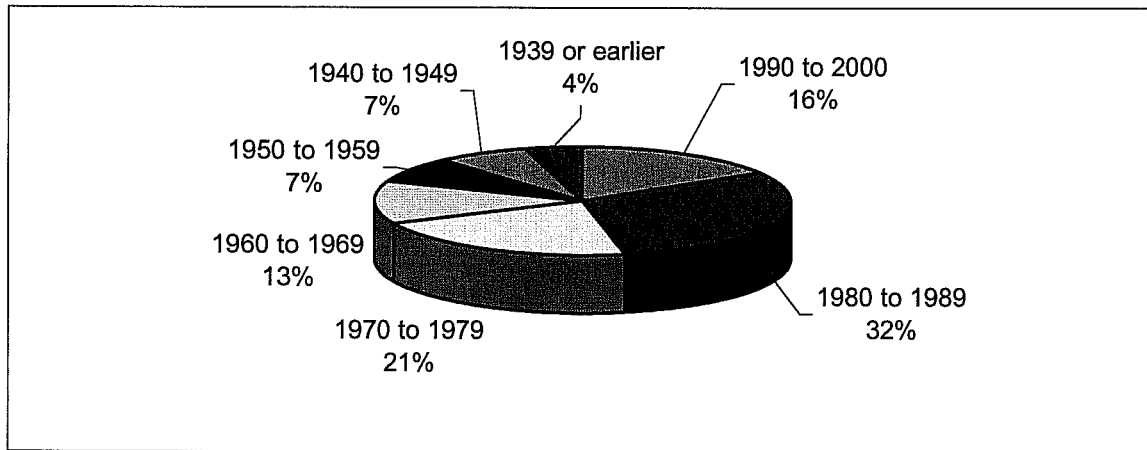
**Figure 3: Housing Unit Type**



Source: U.S. Census Bureau, Census 2000.

Almost 70 percent of the Town's homes were built during the 1970s, 1980s, and 1990s (see Figure 4). The average rate of production over that thirty-year period was approximately 51 units per year. However, since the 1980s, the rate of production declined from an average of 69 units per year in the 1980s to an average of 36 units per year in the 1990s. Housing production continued to drop in 2000 and 2001 to 16 units per year.

<sup>3</sup> As defined by the US Census, a housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

**Figure 4: Percentage of Housing Units by Age**

Source: U.S. Census Bureau, Census 2000.

In 1993 the Town completed a detailed survey of the condition of the housing stock in Loomis with the Housing Element update. The condition of most housing in Loomis is generally good to excellent. However, the Town has a number of older smaller homes, some in subdivision, some not, that are not well-maintained and continue to deteriorate, particularly on the north side of the freeway. A number of these units have converted garages, sagging roofs, dry rot, and additions that would not meet code. Staff has reviewed the earlier survey, visually inspected the areas that had a greater percentage of housing needing rehabilitation in the previous study, and checked with the building inspector. The building inspector estimates that approximately 40 units (less than 1%) in town are in need of substantial rehabilitation; planning staff estimate that approximately 5 units are not currently habitable. It appears that most of the units that were in poor condition with the last survey continue in approximately the same condition; however a number (10-20) have been completely rehabilitated. With the rising price of housing in Loomis, planning staff anticipates that the number of units rehabbed privately will increase with their resale.

Surveys performed for the 1993 update revealed 10-15 existing second units in Loomis. Some (if not most) of these would be considered legal because they were constructed many, many years ago under Placer County. Additional unpermitted second units are likely to exist but have not been identified by the Town.

There are no subsidized housing units in Loomis and, therefore, no existing assisted housing units “at-risk” of reverting to market rates.

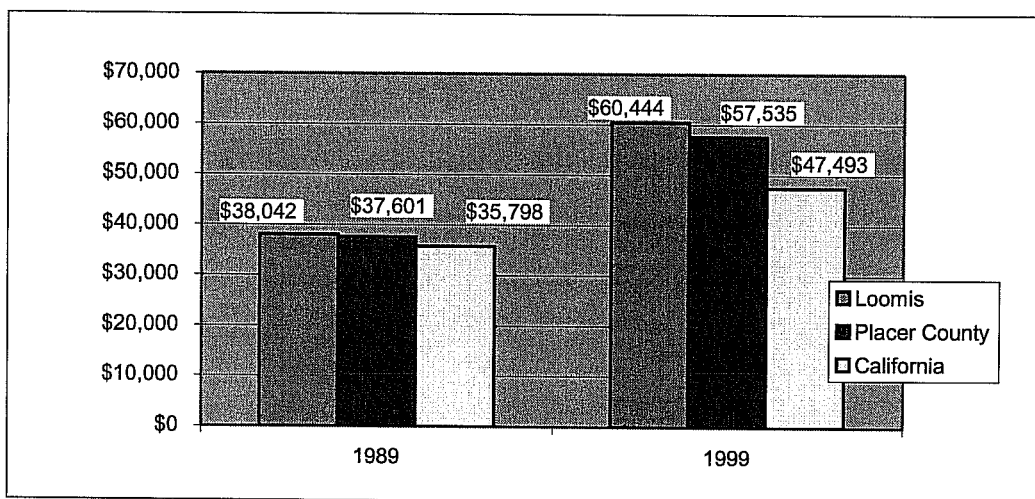
### ***2.5 Employment***

Loomis has a small employment base, with the largest employers in the office and retail sectors. According to SACOG, in 1999, Loomis had 2,188 jobs and projected job growth to reach 2,741 by 2005. Additional employment sectors include medical, educational, manufacturing and other.

## 2.6 Income

Loomis is a community with median incomes higher than the both the Countywide average and the state average. These differences widened significantly between 1989 and 1999 (see Figure 5). According to the 2000 Census, the median household income in 1999 was \$60,444 in Loomis as compared to \$57,535 for Placer County and \$47,493 for the State. In comparison to the 1990 Census, the median household income in Loomis in 1989 was \$38,042, in Placer County it was \$37,601 and in California as a whole it was \$35,798. If the 1989 numbers are adjusted for inflation, they are \$51,991 for Loomis, \$51,388 for Placer County and \$48,924 for California. This illustrates that while median incomes remained relatively flat at the State level after adjusting for inflation, they increased in both Placer County and Loomis over the ten-year period.

**Figure 5: Median Income**



Source: U.S. Census Bureau, Census 1990 & 2000.

## 2.7 Housing Costs

According to the Placer County Association of Realtors (PCAR), the median sales price of homes in the Loomis/Penryn area of Placer County for the month of September 2003 was \$399,950. The *average* sales price for the area for the same time period was \$503,639. These figures are higher than the Countywide median for September of \$330,000 and an average price of \$386,770. Three-bedroom houses were the highest selling type of residence.

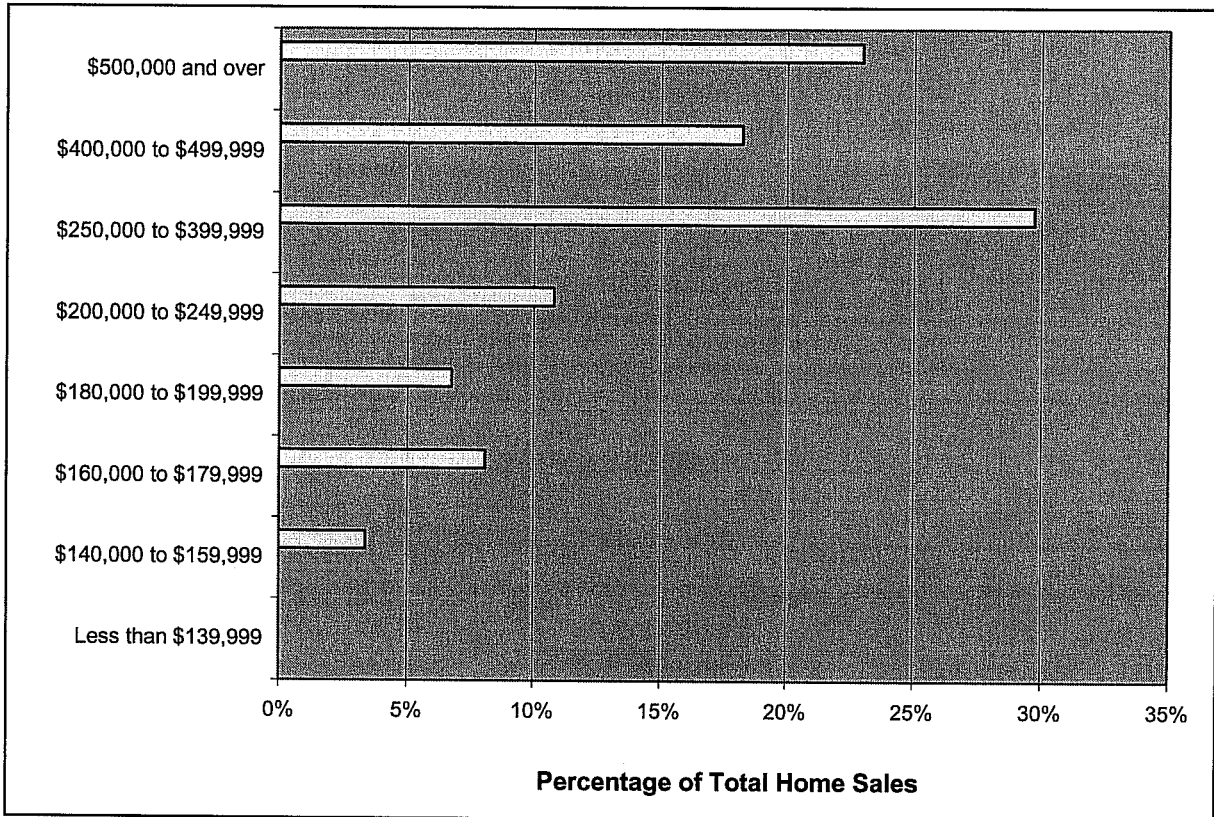
The 2002 Year End Report, also from PCAR, provides data over a longer time period (see Figure 6). The median sales price for the area for 2002 was \$366,750. The average sales price for the year was \$398,796. These prices are lower than those for September 2003. The leading price range for home sales in 2002 in the Loomis/Penryn area was \$250,000 to \$399,999. Again, the highest selling type of residence had three bedrooms.

According to a local realtor, the average price of recent home sales in Loomis ranges from \$350,000 to \$360,000. Although higher-end homes can be found in town, he said most sales within the town are of medium-priced homes and more upscale homes are

found in the unincorporated mailing area. He noted that homes under \$300,000 are rare in Loomis.

The 1993 Town of Loomis Housing Element reported that the median sales price in Loomis was \$139,800 and in the County was \$169,000 (1990 U.S. Census). Adjusted for inflation, the 1990 median sale prices in year 2000 dollars are \$194,794 in Loomis and \$235,481 in Placer County. These numbers are significantly lower than the current sales prices.

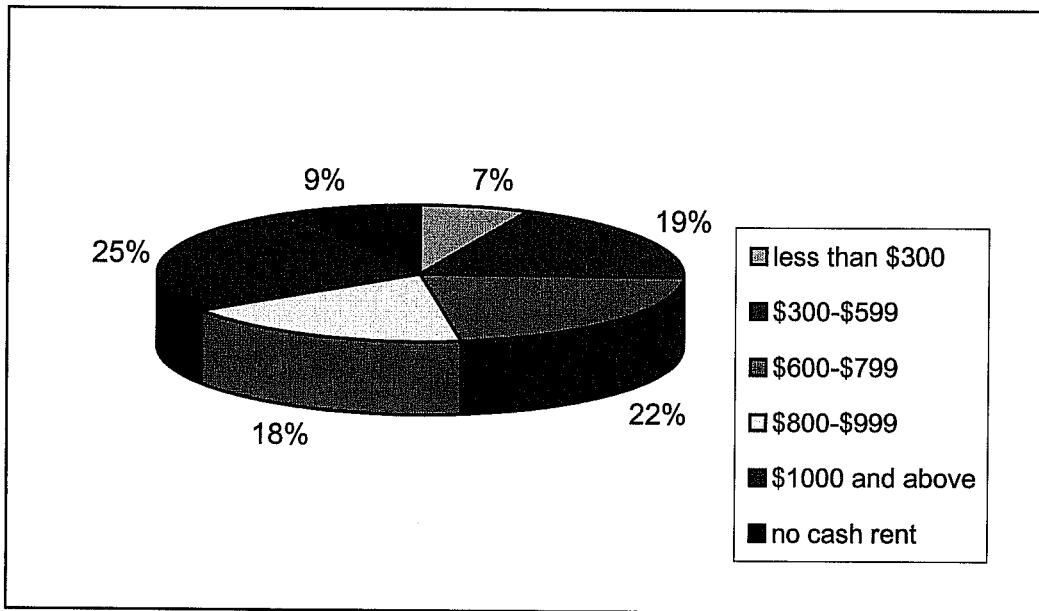
**Figure 6: Home Sale Prices, 2002**



Source: Placer County Association of Realtors, 2003

As stated above, 458 of the 2,257 housing units in Loomis were rented as of the 2000 Census. The median gross rent at the time of the census was \$793/month. Gross rent is the amount of contract rent plus utilities (electricity, water, gas, and sewer) and fuels (oil, coal, kerosene, wood, etc.)<sup>4</sup>. Enriching the information provided by the median number is the range of rents paid in Loomis as of Census 2000. The two ranges with the largest percentages were \$600-\$799/month and greater than \$1000/month (see Figure 7).

<sup>4</sup> Encouraging energy efficiency can reduce overall utility costs, and, thereby improving affordability of long-term owner costs.

**Figure 7: Gross Rents**

Source: U.S. Census Bureau, Census 2000

The vacancy rate in Loomis as of the 2000 Census was 2.0 percent. This is slightly higher than the County rate of 1.3 percent, but substantially lower than the State rate of 5.8 percent.

### ***2.8 Overpayment for Housing***

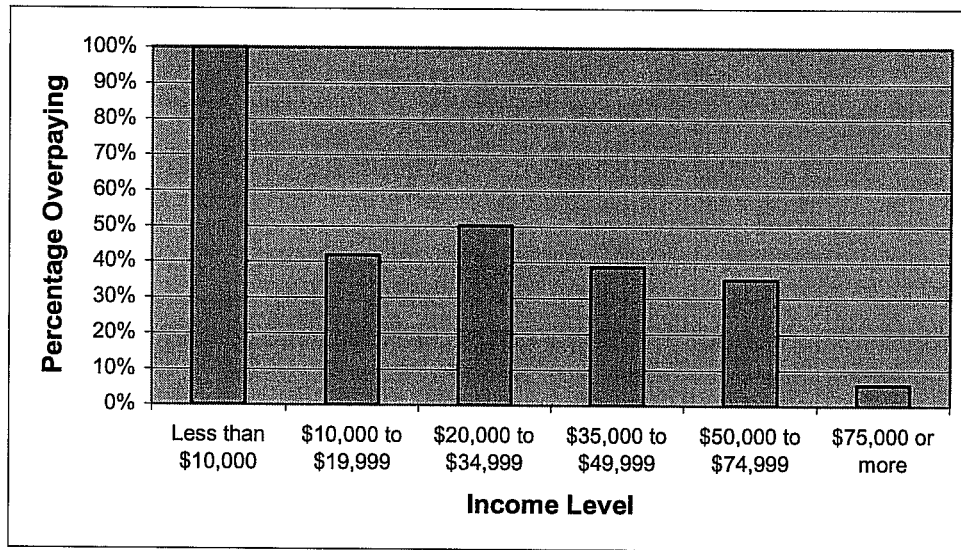
Although the standards applied to gauge housing costs vary, guidelines from the U.S. Department of Housing and Urban Development (HUD) specify that a household should not spend more than 30 percent of household income on housing.

According to the 2000 Census, 24% of those in owner-occupied units and 31% of the households in renter occupied units were paying 30 percent or more of their income on housing costs. In the County, 44% of those in renter-occupied units and 29% of households in owner-occupied units were paying 30 percent or more of household income on housing costs in 2000.

Figures 8 and 9 illustrate overpayment by income level. Households in the lower income levels tend to carry a larger housing cost burden. For example, all renter households earning less than \$20,000 pay more than 30% on housing (Figure 9). As compared to renter households earning \$35,000 or more, where approximately 1 household in 10 pays more than 30% on housing.

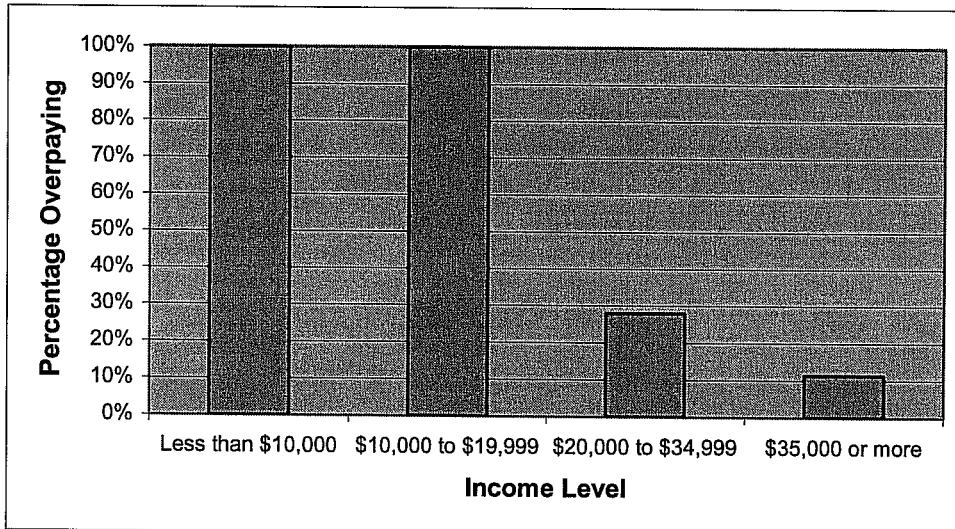


**Figure 8: Loomis Owner Households Paying More than 30% on Housing**



Source: U.S. Census Bureau, Census 2000.

**Figure 9: Loomis Renter Households Paying More than 30% on Housing**



Source: U.S. Census Bureau, Census 2000.

## ***2.9 Overcrowding***

An overcrowded housing unit is defined by the U.S. Census as one in which there are more than 1.01 persons per room (including kitchens, bedrooms, living rooms, etc., but not including basements, bathrooms or halls).

Overcrowding is not a significant issue in Loomis. According to the 2000 Census, only 22 (0.99%) of the 2,212 occupied residential units were classified as being overcrowded. This figure was well below the level of overcrowding in Placer County, which was 3.8 percent in 2000.

Tenure information from the 2000 Census shows that the impact of overcrowding is not significant in Loomis. Twelve (0.7%) of the 1,754 owner-occupied residential units were classified as being overcrowded. Ten (2.2%) of the 458 renter-occupied residential units were classified as being overcrowded. These figures are well below the level of overcrowding in Placer County, which was 2.0 percent for owner-occupied residential units and 8.9 percent for renter-occupied residential units in 2000.

## ***2.10 Special Housing Group Needs***

To provide adequate housing for all people, a community must consider the housing needs of senior citizens, female-headed households, large families, disabled persons, the homeless, and farmworkers. The shelter requirements of these special groups may point to a need for "accessible" housing, larger or smaller housing, secure housing, and/or more affordable housing.

### Seniors

A slightly smaller percentage of Loomis's residents are 65 years of age and over (12.5% or 806 persons) when compared to Placer County (13.1%) according to Census 2000. However, the percentage of elderly (over 65) in Loomis has significantly increased since the 1990 Census. In 1990, approximately 594 (10.4%) of Loomis's population were elderly. In 2000, only 3 (.3%) of the elderly members of the population lived in poverty, and all of these were in owner-occupied housing. However, 608 (75%) of the elderly were classified as disabled.

As of the 2000 Census, 560 (25%) of householders were 65 and over, of which 539 were owners and 21 were renters.

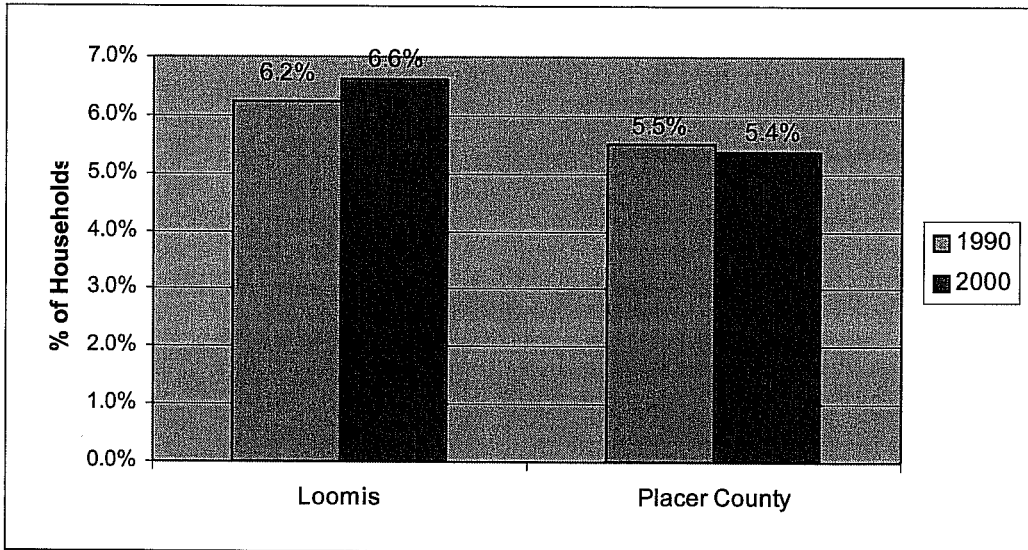
### Female-headed and Large Households

Female-headed households and large households (defined as 5 or more persons) may have specific needs due to income levels and housing stock constraints.

Per the 2000 Census, there were 268 female-headed households (12% of total households) of which 148 (6.6% of total households) had related children under 18 years of age (see Figure 10). Of all female-headed households, 93 (35%) were renting, and 65 (24%) of the female-headed households had incomes below the poverty level. The number of Placer County households headed by a female in 2000 was 8.9% of total households and 5.4% of

total households had children under 18 years. Of the female-headed households in Placer County 48% were renting and 49% of the female-headed households had incomes below poverty level.

**Figure 10: Single-Mother Households with Children Under 18**



Source: U.S. Census Bureau, Census 2000.

The 2000 Census also found that there were 237 (10.7%) large households in the Town. In the County 9.9% percent of the households were large. However, only 28 large households (11.8% of large households) were in renter-occupied housing. In Placer County, 62 percent of large households were in renter-occupied housing. As stated above, overcrowding is not a significant issue in Loomis. In addition, according to the 2000 Census, 33 percent of the housing units in Loomis had seven or more rooms.

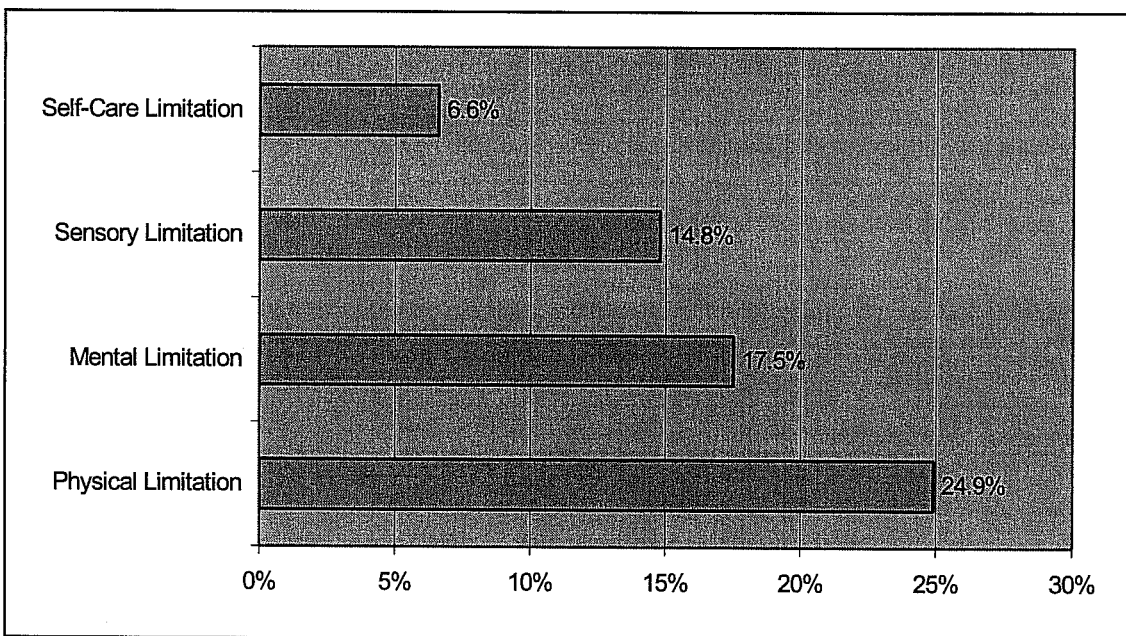
### Disabled

The living arrangement of disabled persons depends on the severity of the disability. Many disabled persons live in their own home in an independent situation or with other family members. The U.S. Census collects data for several categories of disability. Definitions of each are as follows:

- Long lasting disabilities:
  - Sensory disability – Blindness, deafness, or a severe vision or hearing impairment.
  - Physical disability – A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.
- Disabilities lasting six months or more:
  - Mental disability – Difficulty learning, remembering, or concentrating.
  - Self-care disability – Difficulty dressing, bathing, or getting around inside the home.
  - Going outside of home disability – Difficulty going outside the home alone to shop or visit a doctor's office.
  - Employment disability – Difficulty working at a job or business.

According to the 2000 Census, 1,684 persons (27.7% of the total population) age five and over in Loomis had a disability. Of these residents, 112 (6.6%) had a self-care disability, 419 (24.9%) had a physical disability, 249 (14.8%) had a sensory disability, and 295 (17.5%) had a mental disability. In the County, approximately 26.6% percent of the population had a disability, and 7.1% percent of the disabled population had a self-care disability, 25.7% percent had a physical disability, 12.4% percent had a sensory disability, and 15.1% had a mental disability. While the figures provided by the census can help inform planning about the disabled population, not all disabilities lead to a need for accessible (based on Americans with Disabilities Act (ADA) standards) or low-income housing.

**Figure 11: People with Disabilities**



**Note:** Because the "Going outside the home" and "Employment" categories were only asked of those sixteen and older (other categories are age 5 and over), they are not shown in order to accurately cross-compare the categories.

Source: U.S. Census Bureau, Census 2000.

Disabled residents have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to housing such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the handicap prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the physical disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can become even more of a concern. Many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

The State requires that those with disabilities receive reasonable accommodation for housing opportunities. The Town has proposed a new ordinance to address this concern (see Appendix A). In addition, an analysis of housing constraints for residents with disabilities is included under the constraints discussion, (see Table 21).

A growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment more usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), to new construction will increase the opportunities in housing and employment for everyone. The Town of Loomis has proposed a new program to encourage the use of universal design.

The following are the seven principles of universal design as outlined by the Center for Universal Design:

1. **Equitable Use** – The design is useful and marketable to people with diverse abilities.
2. **Flexibility in Use** – The design accommodates a wide range of individual preferences and abilities.
3. **Simple and Intuitive** – Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
4. **Perceptible Information** – The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
5. **Tolerance for Error** – The design minimizes hazards and the adverse consequences of accidental or unintended action.
6. **Low Physical Effort** – The design can be used efficiently and comfortably with minimum fatigue.
7. **Size and Space for Approach and Use** – Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

### Homeless

The segment of the population that is homeless is one of the most difficult to estimate. Homelessness data for the Town is unavailable. Many people are only homeless for a short period of time, so an accurate analysis of the amount of need is difficult. However, according to a "point-in-time" survey taken by Sergei Shkurkin and Associates during March 2002, there were 405 homeless people in Placer County as a whole.

At the time of the count, out of the 405 people, 109 were women and 88 were children. The majority (59%) of the homeless population was white, 28% was multi-racial, seven percent was Hispanic, and two percent was African American. A large percentage (36%) completed high school and 25% finished two years of college. On average, the homeless surveyed had lived in their community 7.8 years. This does not necessarily mean, they were homeless during that entire time period, but were when the "point-in-time" survey was conducted. The vast majority (89%) indicated current or past problems with alcohol or drugs. In addition, 121 (45%) report having been diagnosed as mentally ill.

The primary methods of providing emergency shelter to homeless individuals and families in Placer County are motel voucher programs, dispersed through various divisions of Placer County's Health and Human Services (HHS), and through several community-based organizations. In addition, a few organizations, such as, the Sierra Foothill AIDS Foundation, Peace for Families, and the Children's Receiving Home provide emergency housing to certain segments of the homeless population, such as the homeless, foster children, and victims of domestic violence.

To facilitate the development of emergency shelters, emergency shelters are an allowed use in the General Commercial (CG), Central Commercial (CC), and Public/Institutional (PI) districts with a Use Permit.<sup>5</sup> There are 27 vacant sites with approximately 41 acres in these districts (see Table 6). Rooming or boarding houses are allowed by use permit in the Medium-Density Residential (RM) and High-Density Residential (RH) districts. (See Table 8 for more permitting information on emergency and transitional (group care) housing.)

### Farmworkers

Although the region has a rich agricultural history, the economic base of the area has changed dramatically over the last several decades. The Placer County Economic and Demographic Profile 2003 shows a ten (10%) percent decrease in total farm sector jobs in Placer County between 1991 and 2001.

The Migrant Health Program of the U.S. Department of Health and Human Services released the Migrant and Seasonal Farmworker Enumeration Profiles Study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California. The study was based on secondary source information, including existing database information and interviews. According to the report, the number of migrant and seasonal farm workers in all of Placer County is estimated at 802 out of 938,758 statewide (less than 1%). Approximately 371 (46%) are

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<sup>5</sup> Use Permit approval is required for all new construction in the CG and CC districts.

migrant farmworkers and 431 (64%) are seasonal workers. The report defined a seasonal farmworker as an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months. A migrant farmworker meets the same definition but establishes for the purposes of such employment a temporary abode.

Housing for farmworkers must accommodate a wide range of household situations, including nuclear families, extended families, and singles. The variety of housing types allowed in Loomis may help facilitate farmworker housing (see also Table 8). Second units are allowed in all residential zones except High Density Residential (RH). In addition, some zones allow carriage houses, boarding houses, and mobile homes. Medium Density Residential (RM), which has 5.1 vacant acres (see Table 6) allows single-family residences and could accommodate a development with a combination of housing types.

Per Health and Safety Code Sections 17021.5, farmworker housing for six or fewer employees should be deemed a single-family residential use with the same permitting procedures. Therefore, no conditional use permit, zoning variance, or other zoning clearance shall be required of farmworker housing that is not required for single family housing. And Health and Safety Code Sections 17021.6 states that any farmworker housing for twelve or fewer employees shall be deemed an agricultural use and shall not be deemed a use that differs in any other way from another agricultural use. The Town has proposed a new program to ensure local compliance with this State mandate.

### ***2.11. Regional Housing Needs Assessment***

State Housing Element law (Government Code § 65580 et. seq.) requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). California's housing law is in one of the most extensive set of planning regulations in the nation. While some argue that the State mandates have been effective in addressing local housing needs, others believe that the process is overly burdensome and impinges on local land use control. Since the early 1990s, various stakeholders, including local governments, housing advocates, builders, realtors, and the state, have been worked to develop housing reform legislation. The focus of the proposed reforms has been to:

- Significantly streamline the existing housing element content requirements;
- Clarify the housing fair share allocation process and make it more responsive to local government policies and constraints; and
- Develop performance standards that will allow jurisdictions meeting the standards to avoid HCD review of their element.

The Sacramento Area Council of Governments (SACOG) as the Loomis Area's council of governments adopted the RHND in May 2001. SACOG took into account several factors in preparing the RHND, including projected household and job growth and regional income distribution. In turn, each city and county must address their local share of

regional housing needs in their housing elements. It should be noted that the current allocation assigned to Loomis was based in part on potential housing unit production and traffic projections provided to SACOG at a much earlier time. Loomis appealed the allocation, but SACOG was unwilling to revise the numbers (it would have resulted in a change to all jurisdiction's numbers). SACOG did, however, agree to assist the Town on the certification of the Housing Element.

The projected housing needs in the RHND are broken down by income category, based on the limits for very-low and lower-income established by the U.S. Department of Housing and Urban Development (HUD) (see California Health and Safety Code Section 50079.5). Using these figures, HCD calculates "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Placer County's income limits are shown in Table 1.

#### DEFINITIONS OF HOUSEHOLD INCOME

**Very Low-Income:** Households with incomes less than 50% of area median family income (MFI).

**Lower-Income:** Households with incomes between 51% and 80% of area median family income.

**Moderate-Income:** Households with incomes between 81% and 120% of area median family income.

**Above-Moderate:** Households with incomes greater than 120% of area median family income.

**Table 1: 2003 Placer County Income Limits**

Income Categories	Persons Per Household				
	1	2	3	4	5
Very Low-Income	\$20,950	\$23,900	\$26,900	\$29,900	\$32,300
Low-Income	\$33,500	\$38,250	\$43,050	\$47,850	\$51,650
Median Income	\$41,850	\$47,850	\$53,800	\$59,800	\$64,600
Moderate-income	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500

Source: California Department of Housing & Community Development

The Regional Housing Needs Determination for Placer County's incorporated jurisdictions and unincorporated areas is shown in Table 2.



**Table 2: Placer County Regional Housing Needs Determination**

<b>Jurisdiction</b>	<b>Very Low</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Auburn	93	122	206	267	<b>688</b>
Colfax	7	17	30	81	<b>135</b>
Lincoln	1,800	1,232	1,475	3,296	<b>7,803</b>
Loomis	147	97	91	158	<b>493</b>
Rocklin	876	610	640	1,227	<b>3,353</b>
Roseville	2,994	2,053	2,328	4,025	<b>11,400</b>
Unincorporated	2,264	1,801	1,797	2,779	<b>8,641</b>
<b>Total Placer County</b>	<b>8,181</b>	<b>5,932</b>	<b>6,567</b>	<b>11,833</b>	<b>32,513</b>

Source: SACOG

Table 3 lists SACOG's RHND allocation by income category for the Town of Loomis for the period from January 1, 2001, to June 30, 2008. Because the planning period goes back to January 1, 2001, the number of new units built since that time can reduce the Regional Housing Needs Allocation. Since no subsidized units were produced, based on high housing prices and land costs in the Town, these 57 new units are believed to be in the moderate and above moderate category. As Table 3 shows, after taking into account this building activity, the Town has a remaining State allocation of 436 units.

**Table 3: Loomis Housing Needs**

<b>HCD Income Categories</b>	<b>Housing Need</b>	<b>Housing Starts 2001 - 2003</b>	<b>Remaining Housing Need</b>
Very Low	147	0	147
Lower	97	0	97
Moderate	91	32	59
Above Moderate	158	25	133
<b>Total</b>	<b>493</b>	<b>57</b>	<b>436</b>

Source: SACOG, Town of Loomis

Loomis is not responsible for the actual construction of these units. Loomis is, however, responsible for creating a regulatory environment in which the private market *could* build their State housing allocation. This includes the creation, adoption, and implementation of general plan policies, zoning code policies, and/or economic incentives to encourage the construction of various types of units. The Goals, Policies, and Programs in this Housing Element anticipate the construction of 345 new units for the remainder of the planning period ending June 30, 2008 (see Table 25 – Summary of Quantified Objectives). This amounts to about 86 units per year. Historically Loomis has permitted 20 to 25 units per year.

To provide a perspective on housing affordability for each of the income groups, Table 4 shows the 2003 household income limits, the maximum affordable monthly rent, and the maximum estimated affordable home price for a family of three for each HCD income category based on a median income of \$53,800 for a family of three. The analysis was prepared for a family of three, because the average household size in Loomis is 2.89.

**Table 4: Income Limits and Affordability - Family of Three**

HCD Income Categories	Household Income Limit <sup>1</sup>	Maximum Affordable Monthly Rent <sup>2</sup>	Maximum Estimated Affordable Home Price <sup>3</sup>
Very Low (<50% MFI)	\$ 26,900	\$ 673	\$ 80,233
Lower (51-80% MFI)	\$ 43,050	\$ 1,076	\$ 130,575
Moderate (81-120% MFI)	\$ 64,600	\$ 1,615	\$ 247,463
Above Moderate (>120% MFI)	Above \$ 64,600	n/a	n/a

Source: State Department of Housing and Community Development and Crawford, Multari, & Clark Associates

Notes:

<sup>1</sup> Based on Median Family Income (MFI) \$53,800 for a family of three in Placer County

<sup>2</sup> Based on HUD affordability standard of 30%

<sup>3</sup> Assumptions: 28% of gross monthly income can go toward total housing expenses, 7.5% interest, 30-year fixed, 10% down, and includes taxes (1.3%), PMI (\$55 per \$100,000 borrowed), and homeowners insurance (\$300 per year)

Table 5 shows the 2003 household income limits, the maximum affordable monthly rent, and the maximum estimated affordable home price for a family of four for each HCD income category based on a median income of \$59,900 for a family of four.

**Table 5: Income Limits and Affordability - Family of Four**

HCD Income Categories	Household Income Limit <sup>1</sup>	Maximum Affordable Monthly Rent <sup>2</sup>	Maximum Estimated Affordable Home Price <sup>3</sup>
Very Low (<50% MFI)	\$ 29,900	\$ 448	\$ 89,672
Lower (51-80% MFI)	\$ 47,850	\$ 1,196	\$ 145,520
Moderate (81-120% MFI)	\$ 71,750	\$ 1,794	\$ 274,837
Above Moderate (>120% MFI)	Above \$ 71,750	n/a	n/a

Source: State Department of Housing and Community Development and Crawford, Multari, & Clark Associates

Notes:

<sup>1</sup> Based on Median Family Income (MFI) \$59,800 for a family of four in Placer County

<sup>2</sup> Based on HUD affordability standard of 30%

<sup>3</sup> Assumptions: 28% of gross monthly income can go toward total housing expenses, 7.5% interest, 30-year fixed, 10% down, and includes taxes (1.3%), PMI (\$55 per \$100,000 borrowed), and homeowners insurance (\$300 per year)



### 3. LAND INVENTORY

The State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element “. . . identify adequate sites . . . to facilitate and encourage the development of a variety of types of housing for all income levels . . .” (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough vacant land must be zoned to allow for the construction of a variety of housing types at densities that will satisfy the objectives of the Housing Element. The land must also have access to appropriate public services, such as water, sewage treatment, storm drainage, and roads.

A vacant land inventory was conducted as part of the General Plan Update Technical Background Report in 1998. As Table 6 below indicates, 261 vacant sites suitable for residential development have the capacity to accommodate a maximum of 1,998 units. However, a more realistic development level is 80 percent of maximum potential buildout (1,599 units). This reduction is based on the assumption that a certain portion of the land would not be suitable or desirable for development. There may be political barriers to full development as well.

The development potential far exceeds the units needed to meet the regional housing needs allocation requirement of 493 housing units for all income categories. However, in order to assess the land available for very low and low-income multi-family housing, only the five highest density zoning categories were considered (RM-3.5, CG, CO, CT, CC). These sites can accommodate the development of 1,123 units. This number surpasses the 244 very low and low-income housing units required by the State housing allocation.

It is also recognized that larger parcels can facilitate economies of scale in multifamily housing for low-income residents. Of the 42 vacant parcels (138.5 acres) in the high-density zoning districts, 28 parcels (134.5 acres) are larger than half an acre. These sites have a carrying capacity 1,088 dwelling units at 80 percent of maximum potential buildout (See Table 7).

Moreover, in order to encourage and facilitate higher density residential development, multi-family housing is permitted by right in mixed-use projects at 10 to 15 dwelling units per acre. There are approximately 133 acres of vacant commercial (CG, CO, CT, and CC) that can accommodate a maximum of 1,352 units in mixed-use development. (See discussion of mixed-use development standards in Section 4.1.)

As there are no subsidized housing units in Loomis, two examples are provided from the County to demonstrate that 10 to 15 units per acre is adequate to meet the regional affordable housing needs. The proposed seven-acre Silverbend tax credit project just north of Auburn is on a residential property allowing 10 units per acre. While a density bonus allowed more units, the applicant only requested a maximum of 72 units. Another example is the Auburn Court Apartments. This development was constructed in the last two years on a parcel that permitted a maximum of 15 units per acre.

The Town of Loomis is taking a proactive approach to providing housing for lower income households by assertively pursuing the following affordable and workforce housing opportunities.

- The Raley's Site. This is a sixty-seven acre site between the Raley's grocery store and Interstate 80. Town staff proposes that 5 to 6 acres of the site be set aside for 100 senior housing units (17 to 20 dwellings per acre). A portion of the site does have wetlands and oaks trees, but the portion of the site that will be developed avoids environmental impacts. The Town does not anticipate that environmental or physical constraints will be an issue.
- Mixed-use Development. An 8.9-acre site on Taylor Road is being looked at for commercial and residential mixed use. The developer has proposed 40 units with at least 10% carriage units. Noise from the railroad tracks across Taylor Road may be an issue for this project. The commercial in front will help, but a noise study will be required. There is also an access easement for a single family project to the rear that will have to be addressed.
- Loomis Villas Retirement Community. A two-acre site on Taylor Road is the proposed location for Loomis Villas Retirement Community. This would be a 24 unit senior community with 20% (approximately 4 units) designated affordable to those of moderate income. There is a flood plain on the rear portion of the site that the developer believes could be eliminated by the Federal Emergency Management Agency (FEMA). However, the developer plans to do the front portion of the site first (with 20% affordable), and then complete the project after getting through the FEMA process.
- Live/work on Taylor Road. A 20.5-acre site is proposed to house 7-9 live work units with second units and 48-52 paired units. The Town would require 10% of the residential units to be affordable. This site is currently a peach tree orchard and has an older structure that may be historical. The development may run into difficulties hooking into the sewer system because of the sewer alignment on a recently developed adjacent site. The site also has wetlands that will require buffering.

In addition, the Loomis Zoning Ordinance allows one second unit per 20,000 square feet of developable area. The zoning districts meeting or exceeding this amount of developable area are RR, RS-20, RE, and RA. The total number of second units these parcels could accommodate based on a buildout rate of 80 percent is 221. In addition, all developed residential parcels greater than 20,000 square feet that do not have a second unit are potential sites for additional development. Another unquantified number of parcels allows carriage units over garages.

Table 6: Vacant Land Inventory

Zone	Parcels	Acres	Average Area (Acres)	Range of Parcel Size	Max dwelling units per acre	Max Capacity (units)	Adjusted Max Capacity (units)
RR	34	68.7	2.0	0.11-9.88	1	69	55
RS-20	4	2.6	0.6	0.42-1.18	2	5	4
RE	42	165.9	3.9	0.34-23.11	0.43	72	58
RS-10	26	38.9	1.5	0.08-20.65	4	156	124
RA	98	595.7	6.1	0.11-181.87	0.22	130	104
RS-5	15	27.3	1.8	0.09-22.44	6	164	131
<b>Subtotal Low Density</b>	<b>219</b>	<b>899.0</b>	<b>4.1</b>	<b>N/A</b>	<b>N/A</b>	<b>595</b>	<b>476</b>
RM-3.5	4	5.1	1.3	0.23-2.39	10	51	41
CG	18	36.9	2.0	0.23-7.34	10	369	295
CO	3	13.8	4.6	0.71-6.70	10	138	110
CT	8	78.9	9.9	0.35-31.05	10	789	631
CC	9	3.8	0.4	0.21-1.22	15	57	45
<b>Subtotal High Density</b>	<b>42</b>	<b>138.5</b>	<b>3.3</b>	<b>N/A</b>	<b>N/A</b>	<b>1403</b>	<b>1123</b>
<b>Totals</b>	<b>261</b>	<b>1,037.5</b>	<b>4.0</b>	<b>N/A</b>		<b>1,998</b>	<b>1,599</b>

**Notes:** Adjusted Max Capacity is calculated at 80% of capacity.  
This table does not include potential second units and/or carriage houses.  
The maximum density in Residential Estate (RE) is one dwelling unit per 2.3.  
The maximum density in Residential Agriculture (RA) is one dwelling unit per 4.6 acres.  
Multi-family housing in mixed-use development is permitted by right in all commercial districts. (See discussion of mixed-use development in Section 4.)

Source: Town of Loomis

Table 7: Development Capacity of High Density Parcels Greater than 0.5 Acre

Zone	Number of Parcels Greater than 0.5 acre	Acres	Max dwelling units per acre	Max Capacity (units)	Adjusted Max Capacity (units)
RM-3.5	2	4.7	10	47	38
CG	12	34.6	10	346	277
CO	3	13.8	10	138	110
CT	7	78.5	10	785	628
CC	4	2.9	15	44	35
<b>Totals</b>	<b>28</b>	<b>134.5</b>	<b>N/A</b>	<b>1,360</b>	<b>1,088</b>

Source: Town of Loomis

The proximity, availability, and capacity of infrastructure help to determine the suitability of residential land. Below is an evaluation of water and sewer capacity available to accommodate the housing needs during the planning period.

**Water.** Water service in Loomis is provided by the Placer County Water Agency (PCWA). Water supplies include 120,000 acre-feet per year (AFY) from the Middle Fork of the American River, 100,400 AFY from Pacific Gas & Electric, and 35,000 AFY from the Central Valley Project. Water is provided on a first-come first-served basis by the PCWA. The Town would prefer a policy assuring sufficient water to meet its projected General Plan needs. However, projected use is not anticipated to surpass supply during the planning period. The PCWA anticipates serving subscribers' needs through 2030 and water services are available to serve the high-density parcels. No major deficiencies have been identified in the PCWA system or for the infill or higher density housing sites.

However, some areas of Loomis are not served by the PCWA system and rely on groundwater from private wells. The largest area not served by PCWA includes properties along Barton Road, an area with low-density development potential. Groundwater distribution and well yield vary greatly in the planning area. In addition, water quality is variable depending on the source.. In 1974, an estimate of available groundwater was between 40 and 200 million gallons per day. No recent studies have been made of available groundwater supplies within the underlying basin

*Wastewater.* Approximately half of the Town of Loomis is connected to wastewater collection infrastructure. This service is provided by the South Placer Municipal Utility District (SPMUD). The sewer lines north of Interstate 80 range from 6 to 12 inches in diameter. The primary service line, the Lower Loomis Trunk Sewer, is a 15-inch pipe near Taylor Road. A need has been identified for extension of sewer service in the Middle Antelope Creek area in western Loomis. Water is transported for treatment to the Roseville Regional Wastewater Treatment Plant (RRWWTP). Current daily inflow is 16 million gallons per day (mgd) and capacity is 18 mgd. Expansion is underway of the regional treatment facility. It is scheduled for completion in 2004 and will add 12 mgd of treatment capacity. Wastewater services are available to serve the high-density residential sites. No deficiencies for infill or higher density housing have been identified.

#### **4. CONSTRAINTS**

State housing law requires the Town to review both governmental and non-governmental constraints to the construction of affordable housing in order to remove and/or mitigate their negative effects.

##### ***4.1 Local Governmental Constraints***

Local policies and regulations can affect both the amount and type of residential development that occurs. Since governmental actions can constrain the development and the affordability of housing, state law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The Town's primary policies and regulations that affect residential development and housing affordability include the Zoning Ordinance, the Land Use Element of the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the Uniform State Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this section.

##### **4.1.1 Zoning Ordinance**

This section reviews the zoning districts, which allow residential development, and the development standards for each district, followed by specific development regulations for multi-family housing, mixed-use development, and secondary dwelling units.

**Zoning Districts.** The Zoning Ordinance includes six residential zoning districts and four commercial districts that allow residential development. The maximum residential density allowed is 15 units per acre. Residential development is permitted by right, minor use permit, and use permit. (See Table 7.)

The residential zoning districts are:

- a) **Residential Agricultural (RA) Zoning District:** The RA district is applied to areas appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low density residential uses, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. The maximum allowable density is 4.6 acres per dwelling unit. The RA zoning district is consistent with and implements the Residential Agricultural land use designation of the General Plan.
- b) **Residential Estate (RE) Zoning District:** The RE district is applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards, nurseries and vineyards, cattle grazing, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. The maximum allowable density is 2.3



acres per dwelling unit. The RE zoning district is consistent with and implements the Residential Estate land use designation of the General Plan.

- c) Rural Residential (RR) Zoning District: The RR district is also applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards and vineyards, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible, but where the keeping of large animals occurs only on parcels of one acre or larger. The maximum allowable density is one acre per dwelling unit. The RR zoning district is consistent with and implements the Rural Residential land use designation of the General Plan.
- d) Single-Family Residential (RS) Zoning District: The RS zoning district is applied to areas appropriate for neighborhoods of single-family homes, and related, compatible uses. The maximum allowable density ranges from one dwelling per half-acre, to two-to-six dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RS map symbol (see Section 13.24.050). The RS-5 district is intended to be applied only within the downtown area of Loomis. The RS zoning district is consistent with and implements the Residential - Low Density, and Residential - Medium Density land use designations of the General Plan.
- e) Medium Density Residential (RM) Zoning District: The RM zoning district is applied to areas appropriate for a variety of housing types, including small-lot single-family housing, and various types of multi-family housing (for example, duplexes, townhouses, and apartments). The maximum allowable density ranges from six to 10 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RM map symbol (see Section 13.24.050). The RM zoning district is consistent with and implements the Residential - Medium-High Density land use designation of the General Plan.
- f) High Density Residential (RH) Zoning District: The RH zoning district is applied to areas appropriate for various types of multi-family housing, including duplexes, townhouses, and apartments. The maximum allowable density ranges from 10 to 15 units per acre. The RH zoning district is consistent with and implements the Residential - High Density land use designation of the General Plan.

The commercial zoning districts are:

- a) Office Commercial (CO) Zoning District: The CO zoning district is applied to areas appropriate for various types of office uses, together with similar and related compatible uses. The CO zoning district is consistent with and implements the Office and Professional land use designation of the General Plan.
- b) General Commercial (CG) Zoning District: The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve local

residents and businesses, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed-use projects. The CG zoning district is consistent with the General Commercial land use designation of the General Plan.

- c) **Central Commercial (CC) Zoning District:** The CC zoning district is applied to areas within the historical downtown appropriate for a mixture of land uses, with primarily retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on second and third floors. The CC zoning district is consistent with and implements the Town Center Commercial land use designation of the General Plan.
- d) **Commercial Tourist Zoning District (CT):** The CT zoning district is applied to areas appropriate for a mixture of office/business park, retail commercial, lodging, conference center and other traveler-serving uses, local-serving entertainment uses, and residential uses as part of mixed use structures. The CT zoning district is consistent with the Tourist/Destination Commercial land use designation of the General Plan.

Table 8 displays the types of permits necessary for residential uses in the Town of Loomis.

**Table 8: Zoning Districts Permitting Residential Uses**

Residential Uses	Zone District										
	RA	RE	RR	RS	RM	RH	CO	CG	CC	CT	PI
Single-Family	P	P	P	P	P	—	—	—	—	—	—
Multifamily	—	—	—	—	MUP/UP	P/MUP	—	MUP	UP	—	—
Multifamily in mixed-use	—	—	—	—	—	—	P	P	P	P	—
Second Unit	P	P	P	P	P	—	—	—	—	—	—
Mobile Home Parks	UP	UP	UP	UP	UP	UP	—	—	—	—	—
Mobile Homes	P	P	P	P	P	P	—	—	—	—	—
Mobile Homes – Special Needs	MUP	MUP	MUP	MUP	—	—	—	—	—	—	—
Residential Care Facility ≤6 Persons	P	P	P	P	P	P	—	—	—	—	—
Residential Care Facility >6 Persons	—	—	UP	UP	UP	UP	UP	—	—	—	—
Residential Care Facility for the Elderly	—	UP	UP	UP	UP	UP	UP	—	—	UP	—
Rooming or Boarding House	—	—	—	—	UP	UP	—	—	—	—	—
Emergency Shelter	—	—	—	—	—	—	—	UP	UP	—	UP
Live/work units	—	—	—	—	—	—	—	MUP	MUP	—	—
Carriage House	—	—	—	P	P	—	—	—	—	—	—
<b>Notes:</b> P: Permitted MUP: Minor Use Permitted UP: Use Permit required --- Use not allowed											

Source: Town of Loomis Zoning Ordinance, 2003.

**Development Standards.** Tables 9, 10, 11, 12, and 13 provide the development standards for the residential and commercial zoning districts.

**Table 9: RA, RE, and RR District Development Standards**

Development Feature	Requirement by Zoning District		
	RA Residential Agricultural	RE Residential Estate	RR Rural Residential
Minimum lot size	Minimum area and width for parcels proposed in new subdivisions.		
Area (net)	4.6 acres	2.3 acres	40,000 sf (1)
Width	160 ft	160 ft	135 ft
Depth	100 ft		
Frontage	100 ft, unless approved as a cul-de-sac lot or flag lot.		
Residential density	Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.		
Maximum density	4.6 acres per unit	2.3 acres per unit	40,000 sf per unit
Minimum density allowed	Each legal parcel in a residential zoning district will be allowed one single-family dwelling regardless of lot area; parcels may also be allowed a second unit in compliance with the Zoning Ordinance.		
Setbacks	Minimum setbacks required.		
Front	75 ft from the centerline of the abutting road		
Side - Interior (each)	25 ft		20 ft
Side - Corner	Same as front setback		
Rear	25 ft		20 ft
Lot coverage	Maximum percentage of total lot area that may be covered by structures.		
	20%; the review authority may allow up to 25% coverage on a nonconforming parcel that it determines is significantly smaller than the minimum area required by the zone (i.e., 25% or less of the required lot area).		20%
Height limit	Maximum allowable height of structures.		
Maximum height	35 ft and 2 stories		
Landscaping	See Section 4.1.4		
Parking	See Section 4.1.4		

**Notes:**

- (1) A minimum lot area less than 2.3 acres is allowed only where community water or sewer service is provided.
- (2) An existing parcel in the RR zone that is less than 24,000 sf may use the setbacks required for the RS zone.

Source: Town of Loomis Zoning Ordinance

**Table 10: RS, RM and RH District Development Standards**

Development Feature	Requirement by Zoning District		
	RS Single-Family Residential	RM Medium Density Residential	RH High Density Residential
Minimum lot size	Minimum area and width for parcels proposed in new subdivisions.		
Area (net)	See Table 11	10,000 sf (1)	
Width		60 ft	
Depth		100 ft	
Residential density	Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.		
Maximum density	See Table 11	1 unit per 3,000 sf of site area	
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures.		
Front	20 ft	15 ft, 25 ft maximum allowed	
Side - Interior (each)	Both interior side setbacks shall total a minimum of 20 ft, with neither side less than 5 ft. 10 ft is required in the RS-5 zoning district for a 2-story building wall.		
Side - Corner	20 ft	15 ft	
Rear	20 ft		10 ft
Building separation	20 ft between a garage and another structure on the site if needed for access to the garage; 10 ft between other structures on the same site.		
Lot coverage	Maximum percentage of total lot area that may be covered by structures.		
	See Table 11	40%	
Height limit	Maximum allowable height of structures.		
Maximum height	35 ft, 2 stories in RS-20 30 ft, 2 stories elsewhere	30 ft and 2 stories	
Landscaping	See Section 4.1.4		
Parking	See Section 4.1.4		

**Notes:**

(1) A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Residential Zoning Districts, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.

Source: Town of Loomis Zoning Ordinance

Table 11: RS &amp; RM Density, Parcel Size, and Site Coverage

Zoning District and Suffix	Maximum Number of Dwelling Units (units) per Parcel	Minimum Lot Size			Maximum Site Coverage
		Area (net)	Width	Depth	
RS-20	1 dwelling unit.	20,000 sf	100 ft	100 ft	25%
RS-10		10,000 sf	60 ft	100 ft	30%
RS-10a		10,000 sf average (2)	60 ft	100 ft	30%
RS-7		7,000 sf	60 ft	100 ft	35%
RS-5		5,000 sf	55 ft	80 ft	35%
RM-5	1 unit per 4,500 sf of site area	5,000 sf (1)	55 ft	80 ft	40%
RM-3.5	1 unit per 3,500 sf of site area	3,500 sf (1)	50 ft	70 ft	50%

**Notes:**

- (1) A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Residential Zoning Districts, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.
- (2) Individual parcels may be less than 10,000 square feet provided that the average lot size for all the parcels in the subdivision is at least 10,000 square feet.

Source: Town of Loomis Zoning Ordinance

**Table 12: CO and CG District Development Standards**

Development Feature	Requirement by Zoning District	
	CO Office Commercial	CG General Commercial
<b>Minimum lot size</b>	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
Area (net)	5,000 sf (1)	
Width	Determined by the review authority through the subdivision process.	
<b>Residential density</b>	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the Town through subdivision or land use permit approval, as applicable.</i>	
Maximum density	2 - 10 units per acre in a mixed use project, subject to the General Plan specific area policies, Land Use and Community Development Element, Section G.	
<b>Setbacks (2)</b>	<i>Minimum and, where noted, maximum setbacks required for primary structures.</i>	
Front	15 ft minimum; offices shall be set back no more than 15 ft, except where an entry courtyard is provided, or where approved through Design Review.	
Side - Interior (each)	15 ft along a lot line abutting an R zone, none required otherwise.	
Side - Corner	15 ft	
Rear	15 ft along a lot line abutting an R zone, none required otherwise.	
<b>Floor area ratio (FAR)</b>	<i>Maximum FAR allowed.</i>	
	0.60 maximum	
<b>Lot coverage</b>	<i>Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.</i>	
	35% to 60%	25% to 60%
<b>Height limit</b>	<i>Maximum allowable height of structures.</i>	
Maximum height	30 ft - 2 stories	35 ft - 2 stories
<b>Landscaping</b>	See Section 4.1.4	
<b>Parking</b>	See Section 4.1.4	

**Notes:**

- (1) A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Commercial Zoning Districts, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.
- (2) Ground-floor residential shall comply with the setback requirements and height limits of the RH zone.

Source: Town of Loomis Zoning Ordinance

**Table 13: CC and CT District Development Standards**

Development Feature	Requirement by Zoning District	
	CC Central Commercial	CT Tourist/Destination Commercial
<b>Minimum lot size</b>	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
Area (net)	5,000 sf (1)	
Width, depth	Determined by the review authority through the subdivision process.	
<b>Residential density</b>	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the Town through subdivision or land use permit approval, as applicable.</i>	
Maximum density	15 units per acre in a mixed use project.	2 - 10 units per acre in a mixed use project.
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required for primary structures.</i>	
Front	<b>Taylor Road</b> - No front setback allowed; buildings shall be placed at the property line except where a setback is authorized through Design Review, and except that up to 20 ft may be allowed for outdoor seating or eating areas with Design Review approval. <b>Horseshoe Bar Road</b> - 15 ft for landscaping and the preservation of existing buildings and landscaping.. <b>Sites on other streets</b> - 15 ft.	25 ft, landscaped
Side - Interior (each)	15 ft along a property line abutting a residential zone or use, none required otherwise.	25 ft along a property line abutting a residential zone, none required otherwise.
Side - Corner	Same requirement as front setback.	
Rear	Same requirement as side setbacks.	
Freeway	N.A.	40 ft from the Interstate 80 right-of-way, or other distance approved as part of a Master Development Plan.
<b>Floor area ratio (FAR)</b>	<i>Minimum FAR required and maximum FAR allowed.</i>	
	0.25 minimum, 1.60 maximum; more than 0.60 may be approved only where parking is provided in a structure that does not detract from the pedestrian orientation of the Downtown.	Not applicable

*Table continues on next page*

Development Feature	Requirement by Zoning District	
	CC Central Commercial	CT Tourist/Destination Commercial
<b>Lot coverage</b>	<i>Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.</i>	
	35% to 60%	25% to 40%
<b>Height limit</b>	<i>Maximum allowable height of structures.</i>	
Maximum height	35 ft - 3 stories	35 ft - 3 stories; 45 ft allowed for hotels, motels, and theaters only, with Fire Department approval
<b>Landscaping</b>	See Section 4.1.4	
<b>Parking</b>	See Section 4.1.4	

**Notes:**

(1) A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area requirement determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Commercial Zoning Districts, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.

Source: Town of Loomis Zoning Ordinance

**Multi-Family Housing.** New or remodeled multi-family projects (50 percent or more of building area remodeled) shall comply with the standards of Section 13.42.250 of the Zoning Ordinance, which includes:

- A. Limitation on use in RS zoning district.** A multi-family project allowed in the RS zoning district may be approved only on a corner parcel of at least 10,000 square feet.
- B. Accessory structures.** Accessory structures and uses (e.g., car washing areas, bicycle storage, garages, laundry rooms, recreation facilities, etc.) shall have an architectural style, materials and colors similar to the dwelling units.
- C. Building facades adjacent to streets.** In a multi-family project of three or more units, at least 50 percent of the facade of each building adjacent to a public street shall be occupied by habitable space. Each facade adjacent to a street shall have at least one entry into an individual dwelling unit.
- D. Front yard paving.** No more than 45 percent of the front yard setback area shall be paved for walkways, driveways, and/or other hardcover pavement.
- E. Garage requirements.** A garage for a multi-family unit shall comply with the following requirements:



1. **Front setback.** A garage for a multi-family dwelling shall be set back from the front property line at least 10 feet further than the facade of the dwelling, to reduce visual impact from the street.
  2. **Side setbacks.** When a maintenance easement is granted by the owner of the adjacent parcel to the approval of the Planning Director, a garage may be built to the side property line on that side, but shall be located at least eight feet from the other side property line. Otherwise, a garage shall be set back a minimum of five feet from side property lines.
  3. **Rear setback.** A garage shall be set back a minimum of five feet from the rear property line.
  4. **Facade width, parking orientation.** The front facade of any garage shall not exceed a width of 25 feet. Tandem parking is permitted.
  5. **Door orientation.** No garage door for a multi-family unit shall face directly onto a street.
- F. **Open space.** Each multi-family residential project except duplexes shall provide permanently maintained outdoor open space for each dwelling unit (private space), and for all residents (common space), in addition to required setback areas. This is an important component of the Town's General Plan as Loomis lacks park and open space especially in central areas of town. The General Plan lists only two park facilities in the Town of Loomis:
- Loomis Basin Regional Park (33 acres) and
  - Sunrise-Loomis Neighborhood Park (4 acres).
1. **Area required.** Private and common open space shall be provided as required by Table 14.

Table 14: Multifamily Open Space Requirements

Project size	Common Open Space Required	Private Open Space Required
3 to 4 units	200 sf	150 sf per unit
5 to 10 units	500 sf	
11 to 30 units	1,000 sf	
31 and more units	2,000 sf	

2. **Configuration of open space.** Required open space areas shall be designed and located as follows. The review authority may allow required open space to be in different locations and/or with different dimensions where it determines that the alternative approach will provide open space of equivalent utility and aesthetic quality.
  - a. **Location on site.** Required open space areas shall be easily accessible, continuous, usable site elements. Private open space shall be at the same level as, and immediately accessible from within the unit.
  - b. **Dimensions.** Private open space areas shall have a minimum dimension of 10 feet, and a configuration that would accommodate a rectangle of at least 100 square feet. Common open space areas shall have a minimum dimension of 20 feet.
3. **Maintenance and control of common open space.** Required common open space shall be controlled and permanently maintained by the owner of the property or by a homeowners' association. Provisions for control and maintenance shall be included in any property covenants of a common interest development.

**Mixed-Use Development.** Multi-family housing in a mixed-use development is permitted by right in all commercial zoning districts. Mixed-Use zones provide increased flexibility for housing development. While there is no standard ratio for residential to commercial development, the residential component must be combined with some type of commercial use. The following standards apply to mixed-use projects (Section 13.42.140 of the Zoning Ordinance). These standards are designed to address compatibility issues between residential and commercial uses and are not intended to discourage the construction of affordable housing.

- A. **Design considerations.** A mixed-use project shall be designed to achieve the following objectives.
  1. The design shall provide for internal compatibility between the different uses.

2. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
  3. The design of the mixed-use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.
  4. The design of a mixed-use project shall ensure that the residential units are of a residential character, and that privacy between residential units and between other uses on the site are maximized.
  5. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.
  6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.
- B. Preferred mix of uses.** Mixed-use projects that provide commercial and/or office space on the ground floor with residential units above (vertical mix) are encouraged over projects that provide commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix).
- C. Maximum density.** When residential dwelling units are combined with office, or retail commercial uses in a single building or on the same parcel, the maximum density shall be 15 dwelling units per net acre.
- D. Location of units.** Residential units shall not occupy ground floor space within the first 50 feet of floor area measured from each building face adjacent to a street, or any ground floor space in the CC zoning district.
- E. Loading areas.** Commercial loading areas shall be located as far as possible from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.
- F. Refuse and recycling areas.** Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.
- G. Lighting.** Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.

**H. Noise.** All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with Section 13.30.070 (Noise).

**I. Hours of operation.** A mixed-use project proposing a commercial component that will operate outside of the hours from 8:00 a.m. to 6 p.m. shall require Minor Use Permit approval to ensure that the commercial use will not negatively impact the residential uses within the project.

**Secondary Dwelling Units.** To encourage establishment of secondary dwelling units on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units if they meet standards set out in the State law. The State law requires ministerial consideration of second-unit applications. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code § 65852.2). Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

According to the Zoning Ordinance, a second unit is a second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. Carriage houses are allowed as separate dwelling units over a detached garage. A carriage house is a secondary residential unit over a detached garage.

Table 15 sets out the primary standards for second units and carriage houses in the Town of Loomis. These standards do not conflict with state law governing second units.

**Table 15: Second Unit and Carriage House Standards**

Standard	Second Unit		Carriage House	
Permit	Second Unit Permit		Zoning Clearance	
Minimum site area	20,000 sf		3,500 sq. feet; min width of 50 feet, min depth of 100 feet, min buildable pad of 400 sf	
Height	25 feet in Downtown; applicable heights in other districts			
Rental of unit	May be rented, although not required			
Floor area	Site Area	Max floor area	Max floor area	
	Up to 40,000 sf	640 sf (1) (2)	640 sf	
	40,0001 sf to 9.2 acres	1,200 sf (1) (2)		
	9.2 acres or larger	No max		
Setbacks	Same as primary unit		Location on top of garage	No closer than 20 feet
			Side setback	W/maintenance easement from Director may be built to side property line with eight feet on other side from other side line; otherwise min 5 feet
			Rear setback	Min 10 feet

**Notes:**

(1) A parcel that qualifies for a second unit and is of sufficient size to be subdivided in compliance with the applicable zoning district may have a second unit with no floor area limitation, provided that both units are located to meet the setback requirements that would apply to primary dwellings on the future parcels.

(2) A site that would qualify for a second unit, with an existing dwelling of 1,400 square feet or less (not including a garage) as of July 31, 2001, may be developed with one additional dwelling, with no restriction on the floor area of the new unit.

Source: Town of Loomis Zoning Ordinance

**4.1.2 General Plan**

The Town of Loomis's primary land use policy document is the General Plan. The current General Plan was adopted in 2001. The Land Use Element of the General Plan designates the following land use types: residential, public, commercial, and industrial.

The General Plan designates approximately 75 percent of Loomis for residential use, in seven residential designations and four commercial designations on the Land Use Map. The residential densities described below are in dwelling units per net acre. A net acre is the actual area of a given property, exclusive of streets rights-of-way.

Table 16 lists the General Plan Land Use Designations allowing housing.

Table 16: General Plan Land Use Designations

Land Use Designation	Corresponding Zoning District	Percent of Land Area
Residential Agricultural	RA	58%
Residential Estate	RE	11%
Rural Residential	RR	Approximately 7%
Residential Low-Density	RS	Minimal
Residential-Medium Density	RS	Unknown
Residential-Medium-High Density	RM	2%
Residential-High Density	RH	One built-out area
Office and Professional	CO	0.6%
General Commercial	CG	Select areas outside of downtown core
Town Center Commercial	CC	Small area in downtown core
Tourist/Destination Commercial	CT	3%

Source: Town of Loomis General Plan

#### 4.1.3 Development Processing Procedures and Fees

Government policies and ordinances regulating development affect the availability and cost of new housing. Although land use controls have the greatest direct impact, development approval procedures and fees can affect housing costs as well.

Permit processing requirements have increased at all levels of government in recent years. As with every other jurisdiction, the Town of Loomis has a number of procedures it requires any developer to follow. Although the permit approval process must conform to the Permit Streamlining Act (Government Code § 65920 *et. seq.*), housing proposed in Loomis is subject to one or more of the following review processes: environmental review, zoning, subdivision review, use permit control, design review, and building permit approval.

As required by the California Environmental Quality Act (CEQA), the Town's permit processing procedures include an assessment of the potential environmental impacts of the proposed projects. If a project requires an environmental impact report, additional processing and time is required. Many of the environmental regulations have protected the public from significant environmental degradation and the location of certain developments on inappropriate sites and have given the public an opportunity to comment on project impacts. This process does, however, increase the time and cost of project approval.

**Building Permit and Development Fees.** The Town collects fees to help cover the costs of permit processing, inspections, and environmental review. The Town also collects development impact fees in accordance with California Government Code § 66000-66025 for the provision of services such as roads, signals, and storm drains. These fees are generally assessed based on the number of units in a residential development.

Fees charged for building permits are based on the construction values prescribed by the Uniform Building Code. Fees collected by the Town in the review and development process do not exceed the Town's costs for providing these services. When raising fees, the

Town complies with all applicable state laws. Table 17 shows several examples of current building permit fees for different development scenarios in the Town of Loomis. Loomis has no control over County sewer, water, school, and fire fees. These services are handled through separate districts (see Section 4.1.4 below).

**Table 17: Building Permit and Development Fees**

Size of Unit	Fees					
	Town	County	Sewer	Water	School	Fire
1,200 square feet (sf) w/250 sf garage	\$7,044	\$1,975	\$4,955	\$7,971	\$2,568	\$609
800 sf w/250 sf garage	\$6,918	\$1,975	\$4,955	\$7,971	\$1,712	\$441
800 sf multi-family development	\$3,517	\$1,438	\$4,955	\$7,971	\$1,712	\$441
Second unit	Same as various sized single-family dwelling units	Same as various sized single-family dwelling units	\$4,955	\$7,971	800 sf - \$1,712 1,200 sf - \$2,568	800 sf - \$441 1,200 sf - \$609

Source: Town of Loomis

Town of Loomis application fees for residential development include:

- Conditional Use Permit (CUP) - \$2,719
- Design Review - \$416
- General Plan Amendment - \$2,353
- General Plan Amendment/Rezone Combination - \$3,016
- Negative Declaration - \$484
- Second Residential Permits – \$110
- Subdivision - \$6,520

Other fees may be required depending on the project. Additional Town of Loomis fees include: Grading fees, commercial site improvement fees, encroachment permit fee, development fees, sewer fee, septic fee, water fees, well fees, school fees, electric/natural gas, and telephone.

**Planning Permit Procedures.** Procedures for processing permits vary based on the permits involved. Generally, the following procedures are common to the permitting process:

- Pre-application meeting with the Director or Staff
- Filing of application and fees
- Initial application review – completeness check
- Environmental Review
- Staff Report and recommendation
- Permit approval or disapproval

Table 18 lists the review authorities for various applications in the Town of Loomis. Use Permits are reviewed by the Planning Commission, which notices and holds a public hearing to decide on approval. The Planning Director reviews Minor Use Permits (MUP). The Director may refer MUP applications to the Planning Commission and appeal to the Town Council is an option. MUP applications are noticed and a hearing is held if it requested after the noticing. The decision and findings are recorded for Use Permits and Minor Use Permits. Conditions of approval may be imposed for either type of permit. Additionally, design review approval by the Planning Director is often required for subdivision applications. (See Table 8 for the types of permits required for residential construction.)



Table 18: Review Authority

Type of Decision	Role of Review Authority (1)		
	Director	Planning Commission	Town Council
Zoning Clearance	Decision (2)	Appeal	Appeal
Master Development Plan	Recommend	Recommend	Decision
Master Sign Plan	Decision (2)	Appeal	Appeal
Minor Use Permit (MUP)	Decision (2)	Appeal	Appeal
Use Permit (UP)	Recommend	Decision	Appeal
Minor Variance	Decision (2)	Appeal	Appeal
Variance	Recommend	Decision	Appeal
Design Review - Permitted use or MUP	Decision	Appeal	Appeal
Design Review - UP use	Recommend	Decision	Appeal
Limited Term Permit	Decision	Appeal	Appeal
Sign Permit	Decision (2)	Appeal	Appeal

**Notes:**

(1) "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 13.74 (Appeals).

(2) The Director may defer action and refer the request to the Commission, so that the Commission may instead make the decision.

**Design Review.** Design review is required for all multifamily projects proposed in Loomis. According to the Town of Loomis Zoning Ordinance, Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, historic, and rural character of the community. Therefore, the purposes of these procedures and requirements are to:

1. Recognize the interdependence of land values and aesthetics and encourage the orderly and harmonious appearance of development within the community;
2. Ensure that new uses and structures enhance their sites and are compatible with the highest standards of improvement in the surrounding neighborhoods;
3. Retain and strengthen the visual quality and attractive character of the community;
4. Assist project developers in understanding the Town's concerns for the aesthetics of development, and

5. Ensure that development complies with all applicable Town standards and guidelines, and does not adversely affect community health, safety, aesthetics, or natural resources.

Projects undergoing design review are evaluated for architectural design, building massing, and appropriate scale to the surroundings and community. The project should include an attractive and desirable site layout and design, including but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc. The project must provide safe and efficient public access, circulation, parking, appropriate open space and landscaping, including the use of water efficient landscaping, be consistent with the General Plan, and be in compliance with any applicable design guidelines and/or adopted design review policies.

The Planning Commission must make findings regarding compliance with the review criteria on which the decision is based. If approved by the Commission, conditions may be imposed for full approval.

#### **4.1.4 On and Off-Site Improvement Requirements**

Loomis requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On-site improvements typically include street, curb, gutter, sidewalk, and utilities as well as amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include the following (some of which are regulated by other agencies):

- Road improvements, including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.
- Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas.
- Sewage collection and treatment (South Placer Municipal Utility District (SPMUD)).
- Water systems improvements, including lines, storage tanks, and treatment plants (Placer County Water Authority (PCWA)).
- Public facilities for fire (Loomis Fire Protection District (LFPD), Penryn Fire Protection District (PFPD), South Placer Fire Protection District (SPFPD)), school (Loomis Elementary School District, Placer County High School District), and recreation.

Generally, the developer passes on on-site and off-site improvement costs to the homebuyer as part of the final cost of the home. The site improvements that are under the jurisdiction of the Town of Loomis have specific requirements, which are discussed below.

*Street Improvements.* Street improvement requirements are regulated by zoning district (see Table 19). The standard right-of-way is 50 feet, although this can be reduced to 30 feet on private roads that are not anticipated to be extended or become public.

**Table 19: Street Improvement Requirements**

	<b>Residential Agriculture, Residential Estate, and Rural Residential Zoning Districts</b>		<b>Other Residential Categories (all RS and RM districts)</b>	
<b>Number of Parcels</b>	<b>Street Width</b>	<b>Right of Way</b>	<b>Street Width</b>	<b>Right of Way</b>
<b>0-4</b>	20	50	28	50
<b>5-50</b>	24	50	28	50
<b>Over 50</b>	36	50	36	50

*Parking.* The following table lists applicable parking space requirements for residential developments (see Table 20).

**Table 20: Parking Requirements by Land Use**

<b>Land Use Type: Residential Uses</b>	<b>Vehicle Spaces Required</b>
Live/work units	2 spaces
Individual mobile home	1 covered space for each unit.
Mobile home park	1 covered space for each unit plus 0.5 uncovered guest parking space and 0.25 parking space for each unit for vehicle storage.
Multi-family dwelling	2 covered spaces per unit, plus 1 additional space for each bedroom over 3, plus guest parking at a ratio of 1 uncovered space per each 3 units.
Multi-family dwelling in a mixed use project	Studio or 1 bedroom unit - 1 space per unit 2 or 3 bedroom unit - 2 spaces per unit Guest parking - 1 space per each 4 units
Organizational house	1 covered or uncovered space for each bedroom.
Residential care homes	
Six or fewer clients	2 covered spaces.
Seven or more clients	1 space for each 2 residential units, plus 1 space for each 4 units for guests and employees.
Rooming and boarding houses	1 covered or uncovered space for each bedroom.
Second Units/Carriage Houses	1 space for each bedroom up to three bedrooms
Senior Housing	1 space for every 2 units

Off-street disabled/handicapped parking is required in compliance with the Uniform Building Code (UBC), the Federal Accessibility Guidelines, and California Code of Regulations Title 24.

Bicycle parking is required for all multifamily housing developments. Bicycle parking is required for 10 percent of the required vehicle spaces. If garages are provided for all units, this requirement is waived. Spaces for bicycle parking will be distributed throughout the development. Any parking lot with more than fifty spaces is required to provide 1 motorcycle space per fifty car spaces.

In a few specified situations parking requirements may be reduced or waived. This includes some alternative parking arrangement options.

*Fences and Walls.* Fences and walls only require a Building Permit when located in flood hazard areas. Height requirements and materials allowed vary based on specifications of individual fences. (Zoning Ordinance Section 13.30.050)

*Undergrounding of Utilities.* Electric, telephone, fire alarm, street lighting, cable and other utility connections are required to be placed underground. A waiver or modification may be granted by the Council based on characteristics of the development.

*Landscaping.* A landscaping and irrigation plan is required for new development and significant expansion of existing development. The plan must be certified by a licensed landscape professional as defined in this chapter.

#### **4.1.5 Building and Housing Codes**

While local regulations and fees increase housing costs, some building and housing regulations and fees are mandated by State law to protect the health, safety, and welfare of the community or to protect existing residents from financial or environmental impacts.

Loomis uses the latest edition of the Uniform Building Code (UBC), which sets minimum standards for residential and other structures. Table 21 lists applicable building and housing codes. No local amendments have been made to the codes that would significantly increase housing costs. Building codes are enforced on a per complaint basis.

**Table 21: Applicable Building and Housing Codes**

<b>Code Name</b>	<b>Code Date</b>	<b>Remarks</b>
Uniform Building Code	1997	No amendments
Uniform Building Code Standards	1997	No amendments that significantly increase housing costs
National Fire Code	1998	No amendments
Uniform Fire Code	1998	No amendments that significantly affect housing costs
Uniform Plumbing Code	2000	No amendments that significantly affect housing costs
Uniform Mechanical Code	2000	No amendments that significantly affect housing costs
National Electric Code	2002	No amendments that significantly affect housing costs
State Health and Safety Code	N/A	No amendments

#### **4.1.6 Governmental Constraints on Housing Production for Persons with Disabilities**

As part of the governmental constraints analysis, State law calls for the analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. The Town must also demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. In addition, the Town proposes reviewing not only the Zoning Ordinance, but also land use policies, permitting practices, and building codes to comply with State and federal fair housing laws. The Town will also encourage the incorporation of universal design in new construction. (See Appendix A).

However, additional analysis of current regulations and practices is included in Table 18. Table 22 is based on guidance for the constraints analysis developed by the California Department of Housing and Community Development.

**Table 22: Constraints on Housing for Persons with Disabilities**

<b>Overarching and General</b>	
Does the Town have a process for persons with disabilities to make requests for reasonable accommodation?	Yes, the Zoning Ordinance provides a provision for variances to provide reasonable accommodation for persons with disabilities.
Has the Town made efforts to remove constraints on housing for persons with disabilities?	In addition to the analysis here, the Town shall review all land use regulations and practices for compliance with fair housing laws. Temporary mobile home permits may be issued to those providing evidence of disability provided that the primary dwelling unit is occupied by either the primary caregiver or by the disabled person. (Loomis Zoning Ordinance 13.42.170.B.1.b)
Does the Town make information available about requesting reasonable accommodation?	The Town shall adopt an ordinance establishing a process for making requests for reasonable accommodation in compliance with recent legislation (SB 520) and direction from the State Attorney General. See Appendix A for model ordinance.
<b>Zoning and Land Use</b>	
Has the Town reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	In addition to the analysis here, the Town shall review land use regulations and practices to ensure compliance with fair housing laws. (Note: The General Plan and Zoning Ordinance were recently updated (2001 and 2003, respectively) and were deemed in compliance with State laws at the time of adoption.)
Are residential parking standards for persons with disabilities different from other parking standards? Does the Town have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Section 13.36.050 of the Town Zoning Ordinance (Disabled/Handicapped Parking Requirements) mandates the provision of disabled parking spaces in accordance with the Uniform Building Code (UBC), the Federal Accessibility Guidelines, and/or California Code of Regulations Title 24 requirements. The Town has a policy for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.
Does the locality restrict the siting of group homes?	No
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Group homes (also known as residential care homes) of six or less individuals are allowed with a zoning clearance in the Residential Agricultural (RA), Residential Estate (RE), Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), and High-Density Residential (RH). Facilities with greater than 7 residents are allowed in Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), High-Density Residential (RH),

**Table 22: Constraints on Housing for Persons with Disabilities**

	Office Commercial (CO), with a use permit.
Does the Town have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No
Does the land use element regulate the siting of special needs housing in relationship to one another?	No. There is no minimum distance required between two or more special needs housing.
<b>Permits and Processing</b>	
How does the Town process a request to retrofit homes for accessibility?	The Zoning Ordinance provides a provision for variances to provide reasonable accommodation for persons with disabilities.
Does the Town allow groups homes with six or fewer persons by right in single-family zones?	Yes
Does the Town have a set of particular conditions or use restrictions for group homes with greater than six persons?	Group homes with greater than six persons are allowed by Use Permit only in the RR, RS, RM, RH, and CO zones. They are subject to design review and are required to have a minimum site area of 15,000 sq. ft. Additionally, there are parking requirements, site coverage requirements, minimum age of residents, and maximum number of residents.
What kind of community input does the Town allow for the approval of group homes?	Group homes (also known as residential care homes) of six or less individuals are allowed with a zoning clearance in the Residential Agricultural (RA), Residential Estate (RE), Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), and High-Density Residential (RH). Zoning clearance is a routine land use approval that involves staff checking to ensure that zoning requirements will be satisfied. These facilities with greater than 7 residents are allowed in Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), High-Density Residential (RH), Office Commercial (CO), with a Use Permit. The Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
Does the Town have particular conditions for group homes that will be providing services on site?	No, the Town does not have special standards for group homes regarding location, design or operation.
<b>Building Codes</b>	
Has the locality adopted the Uniform Building Code?	Yes – 2000. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the Town adopted any universal design element into the code?	The Town will encourage the incorporation of universal design in new construction.
Does the Town provide reasonable	The Town will adopt an ordinance ensuring the

**Table 22: Constraints on Housing for Persons with Disabilities**

accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	provision of reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits.
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#### ***4.2 Non-governmental Constraints***

The availability and cost of housing is strongly influenced by market factors over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions to offset the effects of such constraints. The primary non-governmental constraints to the development of new housing in Loomis are land and construction costs.

##### **4.2.1 Land Costs**

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. These costs can account for over half of the final sales prices of new homes in very small developments and in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability and proximity of public services, and the financing arrangements. According to local real estate sources, as of January 2002, an acre of vacant, unimproved land that is suitable for multi-family development in central Placer County costs approximately \$100,000. A recent listing for a 1.23 acre unimproved parcel in Loomis was \$195,000 (\$158,536 per acre).

##### **4.2.2 Construction Costs**

Construction costs vary widely depending on the type, size, and amenities of the development. According to the Construction Industry Research Board, construction costs for typical single-family residential buildings range from approximately \$60 to \$95 per square foot; however, construction costs can run as high as \$200 per square foot on lots with steep slopes or other environmental constraints.

##### **4.2.3 Physical and Environmental Constraints**

The following potential physical and environmental constraints may affect development regulated by the Town of Loomis by limiting the development potential and/or adding mitigation costs to a project:

##### **Environmental Constraints**

- Three sensitive plant communities are known to occur in Loomis: Oak Woodland and Savannah, Riparian and Stream habitat and Wetlands. In addition, activities such as oak tree removal are regulated by the Town and could add additional barriers to development.
- Vernal pools are not known to occur within the Town of Loomis, but several are located just beyond the Town limits. If a pool was discovered



at the site of a potential project it would constrain development in its vicinity.

- One special status animal species is known to occur in Loomis, the valley elderberry longhorn beetle. Other special status species with the potential to occur based on habitat and behavioral patterns are the cooper's hawk, black-shouldered kite and western pond turtle. Barriers to wildlife movement and migration and the removal of raptor nesting sites are to be avoided in future development. The occurrence of any of these species on a site could pose constraints to a housing project.
- Some sites in Loomis were historically used for mining. Tailings remain at some sites posing a potential environmental hazard and constraint to future development.
- Sites in Loomis historically used for agriculture may have contamination due to former pesticide use, a potential environmental constraint.

#### **Physical Constraints**

- Parcels with steep slopes may have constraints associated with landslide hazards and some sites may have soil types with high erosion potential.
- Flood hazards pose potential constraints to some areas in Loomis. In particular sites adjacent to Secret Ravine, Antelope Creek, Sucker Ravine and their tributaries have a higher potential for constraints.
- Stationary noise sources near potential sites for development may pose constraints.
- Rock outcroppings on potential development sites can pose a constraint. The cost of blasting the rock to make room for the development is an additional expense.
- Sewer mains are not universally in place outside of the central area of town. This is a physical constraint to development in these areas.

## 5. EVALUATION OF PREVIOUS HOUSING ELEMENT

Table 23 lists programs from the 1993 Housing Element and provides the results and analysis of each program.

Table 23: Housing Element Implementation Policies Progress Report

Policy #	Action	Responsible Party	Time Line	Results	Analysis
A.1.1	<p>As part of the <i>Town Center Master Plan</i>, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development in areas where public services can support new development.</p> <p>Desired Result: Implementation of the mixed use concept of the <i>Town Center Master Plan</i> and increased range of housing opportunities for residents.</p>	Town Planner	Begin 1994, complete by 1997	<p>Since 1994 the Town has updated its General Plan and completely revised its Zoning Ordinance. Through this process it has adopted smaller zoning lot districts, clustered residential development standards, standards for live/work units, mixed-use projects, residential care facilities for the elderly, multi-family housing, second units and carriage house, and zero lot line residential developments. Three subdivisions have been approved with smaller lots: 23 lots (Rachel) resulted in moderate housing and 32 lots (Heritage) resulted in a majority of moderate-income housing. It appears that the other subdivision and phases of the first will result in above moderate housing because of larger homes being proposed on the small lots and increased housing and land costs. A 30 units residential care unit was approved (not low income).</p>	<p>With the new Zoning Ordinance, the Town has added even more to the allowable types of development, including mixed use developments and work/live units. Staff has been discussing these sections more at the counter with potential applicants but no application has yet been received (so no feedback yet other than interest). The smaller lots, which many in town had hoped would provide affordable housing, are being developed with very large housing that is moderate at best. The majority of the town is not in favor of regulating housing size.</p>

Policy #	Action	Responsible Party	Time Line	Results	Analysis
A.1.2	<p>Within the Town Center, the Town will continue to pursue strategies for providing adequate water and sewer services and drainage facilities for the areas designated for residential development.</p> <p>Desired Result: Full implementation of the mixed use concept of the <i>Town Center Master Plan</i> through supportive public/private financing programs to eliminate barriers to development.</p>	Town Engineer-drainage PCWA-water SPMUD-sewer	1994 and ongoing	Drainage study completed; Work with developers to provide adequate improvements for Town acceptance	Water agency and sewer district control water and sewer facilities. Water agency has recently increased number of units it can serve on a first-come, first-serve basis. Sewer district does not promote sewer services; having a policy to provide service as requested rather than proactive and planned approach which may make sewers more expansive, difficult or impossible- but is not under Town control.
A.1.3	<p>The Town will continue to implement the permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the new Zoning Ordinance amendments, and streamlining of second residential unit approval process.</p> <p>Desired Result: Approval of the proposed amendments to the Zoning Ordinance to streamline the processing of Second Residential Units and implementation of the recently adopted amendments which allow small lot subdivisions.</p>	Town Planner	1994 and ongoing	Pre-applications meetings are conducted as requested; new Zoning Ordinance provides for a range of lot sizes not allowed prior to 1993/4; second residential units are allowed on lots of 20,000 square feet or greater with staff approval in accordance with recent State legislation	The smaller lots are being created but developers appear to want to build very large homes so they have limited affordable housing possibilities, plus housing prices have escalated significantly. Second residential ordinance appears to work for most applicants with 20,000 square foot homes. No one has built a carriage home (2 <sup>nd</sup> unit on a garage that is not limited by lot size) in this time frame.

Policy #	Action	Responsible Party	Time Line	Results	Analysis
A.1.4	<p>The Town Planner and Planning Commission will establish a procedure for giving highest priority in the review process to low income housing projects.</p> <p>Desired Result: Provide an incentive to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing.</p>	Town Planner Planning Commission	1994 and ongoing	In accordance with General Plan policy if an application were submitted.	No low-income housing projects have been proposed in this time frame. Conversion of older motel (7 units) to living units for recent former foster children (at \$300 per month) allowed by building permit in 2001.
A.1.5	<p>The Town will continue efforts to amend the "second unit" provisions of the Zoning Ordinance to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 1.0 acre where appropriate services are available and the impacts on neighborhood character are not significant. The ordinance will provide specific guidance as to the circumstances in which detached second units are acceptable. The Town will identify existing "illegal" second homes through the Housing Conditions Survey and consider a "grandfather" clause or legal nonconforming use provision to preserve these units.</p> <p>Desired Result: Approval of the proposed amendments to the Zoning Ordinance to encourage and protect Second Residential Units and to streamline the processing of Second Residential Units. Achieve a portion of RHAP goals through encouraging the</p>	Town Planner	1994-December 1995	Second Unit provisions have been revised at least twice since 1994 and now are adopted in accordance with recent State legislation.	Town has not identified illegal second units except on a complaint basis (15 identified in Housing Survey). Ten second units have been approved since 1993-4, of which 7 have been constructed and staff expects an additional 3-4 in short order.

Policy #	Action	Responsible Party	Time Line	Results	Analysis
	production of 10 to 20 units of this type over the next five years.				
A.1.6	<p>The Town will continue to coordinate with the City of Roseville and Placer County in the development of a regional Landbanking and Financing Pool to assist with the production of affordable housing.</p> <p>Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p>	Town Manager Town Planner	1997	<p>Town continues to participate in regional and County forums to work on this problem.</p> <p>Additionally, staff has met with Roseville staff and SHRA, for assistance in developing ways to encourage affordable housing in Loomis.</p>	Town staff has tentatively indicated agreement with the region's goal of 10% affordable housing (within the last year) for all new housing and continues to work with SACOG and other groups on this issue.
A.1.7	<p>The Town will cooperate with the County of Placer in developing a public housing authority and/or non-profit housing development corporation.</p> <p>Desired Result: Support efforts to provide additional avenues for public funding and operation of affordable housing in the Town and in the South Placer Region.</p>	Town Manager	1997	Placer County has established a housing authority. (Also, see above.)	
A.1.8	<p>The Town will continue to implement the following incentive programs for the construction of affordable housing:</p> <ul style="list-style-type: none"> <li>a. Allow second residential units with single family residences.</li> <li>b. Allow mobile homes and manufactured housing in all residential zoning districts.</li> <li>c. Allow "hardship mobile homes" as second residential units in</li> </ul>	Town Planner	1994 and ongoing as part of General Plan discussions	Since 1993-94, ten second residential units have been approved; and eight hardship mobile homes have been approved. To staff's knowledge, one manufactured home has been constructed. Density bonuses and cluster developments are provided for in the recent Zoning Ordinance but have not been approved.	Clustered housing has substantial opposition in Loomis and some lot sizes make affordable housing production difficult. Second residential units appear to be successful to create housing for elders, nannies, and children.

Policy #	Action	Responsible Party	Time Line	Results	Analysis
	<p>residential and/or agricultural zones.</p> <p>d. Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.</p> <p>e. Consider "cluster developments" in more remote areas in order to reduce site improvement costs, allow more efficient use of developable lands and conserve open space.</p> <p>Desired Result: Provide additional incentives to qualified sponsors of affordable housing projects to encourage the production of affordable housing.</p>				
A.1.9	<p>The Town will amend the current density bonus ordinance to conform with the requirements of state law with regard to additional incentives and to provide a 25 percent density bonus if 20 percent (the current ordinance requires 25 percent) of the units are available to low income households.</p> <p>Desired Result: Provide additional incentives to qualified sponsors of affordable housing projects to encourage the production of affordable housing.</p>	Town Planner	Completed	Section in newly adopted Zoning Ordinance.	No developer has expressed interest to date.
A.1.10	The Town will continue to seek financial resources to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, collecting the Low Income Density Bonus Fee and pursuing other	Town Planner	1994 and 1995	Town received \$500,000 CDBG grant for rehabilitation of homes; continues to collect Low Income Density Bonus Fee and will be pursuing other financing resources as appropriate. New fee	Town anticipates that once an HCD certified housing element is adopted, that additional funds/grants might become available.

Policy #	Action	Responsible Party	Time Line	Results	Analysis
	<p>financing resources as appropriate.</p> <p>Desired Result: Provide appropriate financial incentives to qualified sponsors of affordable housing projects to encourage the production of affordable housing.</p>			study anticipated 2004.	
A.1.11	<p>The Town will continue to identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.</p> <p>Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p>	Town Manager Town Planner	1995 and 1996	Town participates in regional and local forums to address this issue.	
A.1.12	<p>The Town of Loomis will work with qualified sponsors to develop and apply for all feasible and appropriate housing assistance funds such as Self Help Housing, HOME funding and CDBG funding with a particular emphasis on pursuing development programs and funds which meet very low and low income needs.</p> <p>Desired Result: Provide appropriate financial incentives to qualified sponsors of affordable housing projects</p>	Town Planner	1994 and on-going	Generally self-certified Housing Element does not allow for receipt of housing assistance funds.	Town anticipates that once an HCD certified housing element is adopted, that additional funds/grants might become available. Small towns appear to require additional planning assistance to compete with larger cities in encouraging affordable housing developers to come to Loomis.

Policy #	Action	Responsible Party	Time Line	Results	Analysis
	to encourage the production of affordable housing.				
B.1.1	<p>The Town will continue to develop reasonable design guidelines which are responsive to changing markets, desired amenities and which allow for a range of well designed housing choices.</p> <p>Desired Result: Ensure that developers have clear guidelines for design which preserve community values without suppressing creativity.</p>	Town Manager Town Planner	1994 and ongoing	Design guidelines draft requires additional staff time; Town prefers "traditional" designs; staff has not received complaints regarding design approval; rather on size of homes and garages which are standards regulated by Zoning Ordinance	
C.1.1	<p>The Town will apply for CDBG rehabilitation funds.</p> <p>Desired Result: Provide appropriate financial incentives to promote conservation of existing housing units.</p>	Town Planner	April 1994 Completed		Town anticipates that once an HCD certified housing element is adopted, that additional funds/grants might be available.
C.1.2	<p>The Town will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provision of state law.</p> <p>Desired Result: Preserve and where feasible improve conditions in Mobile Home Parks.</p>	Town Planner	1997	<p>This program was not completed during the life of the previous Housing Element.</p> <p>Town mobile home parks have remained in Town; one added two units.</p>	Town proposes program 14 to be completed during 2004 to address the potential loss of mobile homes.
D.1.1	The Town will continue to implement the incentive program for senior housing, including the density bonus	Town Planner	On-going	Density bonus adopted; town has promoted inclusion of senior housing to developers	No request has been made since last Housing Element.



<b>Policy #</b>	<b>Action</b>	<b>Responsible Party</b>	<b>Time Line</b>	<b>Results</b>	<b>Analysis</b>
	ordinance.  Desired Result: Promote development of housing in order to respond the growing senior population in the area.			of lands behind Raley's and other potential mixed-use developers who seek information from Town.	
D.1.2	The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single family dwellings.  Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs.	Town Planner	1994 and ongoing as part of Zoning Ordinance revision process; complete		Town experienced several requests in small downtown area for group housing in 2001-2 and complied with required laws.
E.1.1	The Town will continue to coordinate with the City of Roseville and continue to contribute funding when feasible toward emergency shelter programs for the area, including consideration of funding for programs developed through inter-jurisdictional cooperation.  Desired Result: Supportive inter-jurisdictional programs to alleviate or prevent homelessness. Leverage limited local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.	Town Manager	1997	Staff continues to work with City of Roseville on regional housing issues.	
F.1.1	The Town will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical, and which encourages the use of trees for shading and cooling.	Town Planner	Ongoing	Subdivision ordinance adopted which requires a certain number of trees to be planted on each lot; and in downtown area, trees along the streets	Not very effective. Small staff, strong private market beliefs do not make this productive. The new Zoning Ordinance has additional provisions to

Policy #	Action	Responsible Party	Time Line	Results	Analysis
	Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.				encourage energy conservation.
F.1.2	The Town will encourage the developers to be innovative in designing energy efficient homes, and ways to improve the energy efficiency of new construction.  Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy.	Town Planner	1994	Town follows state codes	Not a priority with small staff, limited training time.
F.1.3	The Town will continue to provide information on weatherization programs funded by the State, PG&E, and others.  Desired Result: Better information and access to weatherization programs for the residents of Loomis. Collect information from PG&E and other sponsors and display in public places such as Town Hall and the Library.	Town Planner	1994	This information will be available on the Town's website.	
G.1.1	The Town will continue to post Equal Opportunity Bulletins and posters in public buildings.  Desired Result: Better information regarding equal opportunity protections for all residents of the Town of Loomis.	Town Manager	Ongoing		Posted
G.1.2	The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing, or Legal Services of Northern California for	Town Manager	Ongoing	Town refers to Placer County first.	

<b>Policy #</b>	<b>Action</b>	<b>Responsible Party</b>	<b>Time Line</b>	<b>Results</b>	<b>Analysis</b>
	<p>help.</p> <p>Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.</p>				

Source: Town of Loomis

Table 24 shows the extent to which the Town met the previously projected housing need. Credit is taken for housing production through 2000, because the current planning period is from 2001 to 2008. The Town met its moderate and above moderate housing allocation, but fell short of meeting the needs of very low and low income families.

**Table 24**  
**Analysis of Previous Projected Housing Need**

<b>Income Level</b>	<b>Housing Need</b>	<b>Housing Production (1990 – 2000)</b>	<b>Unmet Need</b>
<b>Very Low</b>	90	0	90
<b>Lower</b>	116	0	116
<b>Moderate</b>	71	72	-
<b>Above Moderate</b>	59	150	-
<b>Total</b>	<b>336</b>	<b>222</b>	<b>206</b>

Source: Town of Loomis

## **6. PUBLIC PARTICIPATION**

Opportunities for residents to provide input on housing issues and objectives are critical to the development of appropriate and effective housing programs. In order to facilitate this process, two workshops were held during the development of the Draft Housing Element. One of the workshops was held early in the process and was intended to inform the community on State requirements, to gather information on existing conditions, and to discuss local concerns. The second workshop was held on January 20, 2004, after the release of the Public Review Draft. A notice of this workshop was sent (via electronic mail) to the Placer Consortium on Homelessness and Affordable Housing (PCOH) on December 19, 2003. The PCOH is a countywide group of over fifty agencies, homeless resource providers, and interested individuals concerned with affordable housing and the provision of services to the homeless community.

Public outreach will continue throughout the completion and adoption of the element, additional public hearings will be scheduled with the Planning Commission and/or Town Council, to review changes made to the Housing Element in response to HCD's review.



## 7. GOALS, POLICIES, AND PROGRAMS

State law requires that the Housing Element contain a “statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.” This section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for the Town of Loomis.

*Goals* refer to general statements of purpose, and indicate the direction the Town will take with respect to the housing problems identified. *Policies* are statements of the Town's position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. *Programs* are steps to be taken to implement the policies. Some of the programs contain quantified *Objectives*, which refer to the number of units that are expected to be constructed, conserved or rehabilitated through a specific program during the time frame of the Housing Element. The quantified objectives represent measurable outcomes, which can be used to evaluate the success of the Housing Element in the future.

This housing element includes several new policies, programs, and institutional changes intended to significantly increase the amount of affordable housing in Loomis. While most of the new efforts will be initiated shortly after adoption of the housing element, full implementation and the intended results will take much longer to realize. The Town will annually evaluate the progress and effectiveness of these new efforts. Together, these initiatives reflect a commitment to increasing affordable housing. Programs that prove effective for Loomis will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The Town's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

**Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future residents of the Town of Loomis in all income categories.**

### Policies

- A.1 The Town shall adopt these policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the number of units for each income classification.
- A.2 The Town shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs in accordance with the General Plan.
- A.3 The Town shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important Town objectives.

- A.4 The Town shall give highest priority for permit processing to development projects that include a lower income residential component.
- A.5 The Town shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses. The Town shall promote the mixed use policies of the *General Plan* to encourage development of mixed uses.
- A.6 The Town will make significant efforts to support the County of Placer's efforts to create a fair, reasonable, and balanced nonprofit housing development corporation whose primary focus will be to serve the Placer County area (incorporated and unincorporated). The Town will also work with other qualified non-profit and for profit sponsors in the development of affordable housing in the Town.
- A.7 The Town shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers with a project application before the Town, apply for appropriate State or Federal funds to assist the construction housing for low income households.
- A.8 The Town should continue to collect the Low Income Fee on all developments over five units in size and shall disperse funds collected towards the furtherance of the goals contained in this Housing Element.
- A.9 The Town will evaluate the adoption of an inclusionary housing ordinance as a means of integrating affordable units within new residential development.
- A.10 Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.
- A.11 The Town shall encourage low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.
- A.12 The Town will encourage the development of multi-family dwellings in locations where adequate facilities are available, such as the Town Center, and where such development would be consistent with neighborhood character.
- A.13 The Town will allow dwellings to be rehabilitated that do not meet current lot size, setback, and yard requirement, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and/or safety.
- A.14 The Town will continue to encourage the appropriate development of Second Residential Units to expand the housing supply and unit mix.

- A.15 The Town will consider allowing a legal non-conforming status or grandfather clause for any existing non-substandard second units.
- A.16 The Town of Loomis will explore and encourage innovative housing alternatives such as well-designed manufactured units or sweat equity units as a means to diversify the housing stock and affordability.

### Programs

1. As part of any *General Plan* update, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development in areas where public services can support new development.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Implementation of the mixed use concept of the *General Plan* and increased range of housing opportunities for residents.

2. Within the Town Center, the Town will continue to pursue strategies for providing adequate water and sewer services and drainage facilities for the areas designated for residential development. This includes working and coordinating with the appropriate agencies.

Responsible Entity: Town Engineer

Timeframe: Ongoing

Desired Result: Full implementation of the mixed-use concept of the *General Plan* through supportive public/private financing programs to eliminate barriers to development.

3. The Town will continue to implement the permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the Zoning Ordinance, and streamlining of second residential unit approval process.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Expedited development review procedures.

Objective: 5 units

4. The Town Planner and Planning Commission will establish a procedure for giving highest priority in the review process to low income housing projects.

Responsible Entity: Planning Director and Planning Commission

Timeframe: Six months after Housing Element adoption

Desired Result: Provide an incentive to qualified sponsors of affordable



housing projects to encourage the production or rehabilitation of housing.

5. The Town will identify existing "illegal" second homes through the Housing Conditions Survey or public noticing in the newspaper and consider a "grandfather" clause or legal nonconforming use provision to preserve these units.

Responsible Entity: Planning Director

Timeframe: 2004

Desired Result: Encourage and protect Second Residential Units. Achieve a portion of Regional Housing Needs Assessment (RHNA) goals through the preservation of 20 secondary dwelling units

6. The Town will continue to coordinate with the City of Roseville and Placer County in the development of a regional Landbanking and Financing Pool to assist with the production of affordable housing.

Responsible Entity: Town Manager and Planning Director

Timeframe: Ongoing

Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.

7. The Town will continue to implement the following incentive programs for the construction of affordable housing:

- a. Allow second residential units with single-family residences.
- b. Allow mobile homes and manufactured housing in all residential zoning districts.
- c. Allow "hardship mobile homes" in residential zones.
- d. Allow density bonuses for the construction of units for low and very low-income residents, and for housing projects for seniors.
- e. Consider "cluster developments" in order to reduce site improvement costs, allow more efficient use of developable lands and conserve open space.

Responsible Entity: Planning Director

Timeframe: On-going

Desired Result: Continued use of these programs.

Objective: 20 units

8. The Town will continue to seek financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, Self Help Housing, HOME funding,

collecting the Low Income Density Bonus Fee and pursuing other financing resources as appropriate. A particular emphasis will be placed on pursuing development programs and funds which meet very low and low income needs. This will be accomplished by working with appropriate non-profit organizations to identify funding opportunities.

Responsible Entity: Planning Director

Timeframe: Apply for funding on an annual basis. Organizations will be contacted regarding available funding

Desired Result: Assist with financial incentives to qualified sponsors of affordable housing projects to encourage the production of

9. The Town will continue to identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.

Responsible Entity: Town Manager and Planning Director

Timeframe: Ongoing

Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.

10. The Town shall adopt an inclusionary housing ordinance that requires at least 10 percent of the units in market-rate developments to be affordable to very low, low, and moderate-income households. This ordinance will identify acceptable methods to provide affordable housing such as the following: a) Construction of housing on-site, b) Construction of housing off-site, c) Dedication of land for housing, and d) Payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units.
- Developer incentives, such as cost offsets.
- Administration of affordability control.

Responsible Entity: Planning Director

Timeframe: Study complete Adopt inclusionary ordinance that complies with the Sacramento Regional Compact for the Production of

Affordable Housing within one year after adoption of the Housing Element  
 Desired Result: An inclusionary housing ordinance  
 Objective: 15 units

11. The Town will work with developers to facilitate residential development in the commercial and multi-family zones to diversify the housing stock. Specifically, the Town will:

- Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC).
- Identify specific sites for multi-family development at 15 units per acre.
- Develop timelines and contingency plans for contacting developers and providing affordable housing.
- Assist in preparing applications (See also Program 4) and in identifying funding opportunities (See also Program 8).
- Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (See also Program 7).

Responsible Entity: Planning Director

Timeframe: Six months after adoption of the Housing Element

Desired Result: Endorse a more proactive approach to providing affordable housing and provide more areas of higher residential densities

Objective: 100 units

12. The Town will amend the zoning ordinance parking requirements for second units and carriage houses to require 1 vehicle space for studio or 1-bedroom units and 2 vehicle spaces for 2 and 3 bedroom units.

Responsible Entity: Planning Director

Timeframe: Six months after adoption of the Housing Element

Desired Result: Encourage Second Residential Units

13. The Town shall amend the General Plan and the Zoning Ordinance to require uses and intensities sufficient to facilitate housing for lower income households. In order to meeting the housing objectives, such amendments will include one or more of the following:

- Allowing 15 units per acre in the General Commercial Zoning District.
- Allowing 15 units per acre in the Commercial Tourist Zoning District.
- Identifying a specific site(s) for medium and high-density residential development at 15 units per acre.
- Requiring a residential component at 15 units per acre in mixed-use projects, such as 50% residential or second floor residential.

Responsible Entity: Planning Director

Timeframe: One year after adoption of the Housing Element  
Desired Result: Encourage higher density residential development  
Objective: 15 units

14. The Town has identified the Gates property (also known as the Raley's site) or other appropriate sites as suitable for medium and high-density residential development. The Town will amend the General Plan and Zoning Ordinance to allow high-density residential development of at least 15 dwelling units per acre "by right" on at least 10 acres of these sites subject to design review.

Responsible Entity: Planning Director  
Timeframe: Six months after adoption of the Housing Element  
Desired Result: Encourage higher density residential development  
Objective: 150 units

## **B. Quality of Design**

**GOAL B: To promote quality residential development in the Town.**

### **Policy**

- B.1 The Town encourages residential development of high architectural and physical quality, compatible with neighboring land uses.

### **Program**

15. The Town will develop reasonable design guidelines which are responsive to changing markets and desired amenities and which allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing Multifamily Residential Housing.

Responsible Entity: Planning Director  
Timeframe: One Year after adoption of the Housing Element  
Desired Result: Ensure that developers have clear guidelines for designs which preserve community values without suppressing creativity.

**C. Conservation and Rehabilitation****GOAL C: To conserve the Town's current stock of affordable housing.****Policies**

- C.1 The Town shall continue to apply for Community Development Block Grant (CDBG) grant funding for the purpose of rehabilitating low cost, owner occupied and rental housing.
- C.2 Private financing of the rehabilitation of housing shall be encouraged.
- C.3 The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged except where the conversion results in the replacement of such affordable housing or the living conditions within the mobile home park are such that an alternative land use will better serve the community or the residents of the mobile home park.
- C.4 The Town shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- C.5 The demolition of existing housing units occupied by low and moderate income persons should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, and relocation assistance.
- C.6 The Town will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- C.7 The Town will allow affordable dwellings that do not meet current lot size, setback, or other current zoning standards to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and/or safety.

**Programs**

- 16. The Town will seek appropriate funding to provide housing rehabilitation loans and weatherization services for low and moderate-income households.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Provide appropriate financial incentives to promote conservation of existing housing units.

Objective: 5 units

17. The Town will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provision of state law.

Responsible Entity: Planning Director

Timeframe: 2004

Desired Result: Preserve and where feasible improve conditions in Mobile Home Parks.

#### **D. Special Housing Needs**

**GOAL D: To meet the housing needs of special groups of Town residents, including a growing senior population, large families, single mothers, farmworkers, and the disabled.**

#### **Policies**

- D.1 The development of housing for seniors, including congregate care facilities, shall be encouraged.
- D.2 Town policies, programs and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.
- D.3 The Town will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need, and not affect public health and safety.

#### **Programs**

18. The Town will continue to implement the incentive program for senior housing, including the density bonus ordinance.

Responsible Entity: Planning Director

Timeframe: On-going

Desired Result: Promote development of senior housing in order to respond to the growing senior population in the area.

Objective: 20

19. The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.

Responsible Entity: Planning Director

Timeframe: On-going

Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs.

Objective: 10

20. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include:

- Entrances to homes without steps.
- Hallways and doors that comfortably accommodate strollers and wheelchairs.
- Lever door handles and doors of the appropriate weight.
- Electrical outlets that can be accessed without having to move furniture.
- Rocker action light switches to aide people with a loss of finger dexterity.
- Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights.
- Kitchens with varying counter heights.

The Town will work with homebuilders to encourage the incorporation of universal design features in new construction and remodels in a way that does not increase housing costs.

Responsible Entity: Planning Director

Timeframe: 2004 and on-going

Desired Result: A greater number of homes that accommodate people of different abilities.

21. Review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws that protect people with disabilities. For example, current regulations, policies, and practices should be reviewed to ensure that they do not:

- Deny housing based upon the disability of the residents.
- Impose special restrictions on disability related services.
- Characterize congregate living arrangements as a business.
- Impose restrictions on ADA retrofits.

Responsible Entity: Planning Director

Timeframe: 2004 and ongoing

Desired Result: Review regulations, policies, and practices, and amend, as appropriate.

22. The Town will amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code

Sections 17021.5, which states that farmworker housing for six or fewer employees should be “deemed a single-family structure with a residential land use designation”, and 17021.6 which states that “no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and if it is not required of any other agricultural activity in the same zone”.

The Town shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

Responsible Entity: Planning Director

Timeframe: Zoning ordinance amendment adoption within six months of the Housing Element adoption

Desired Result: Compliance with Health and Safety Code Sections 17021.5 and 17021.6 and procedures that encourage and facilitate the development of farmworker housing

## **E. Homelessness**

**GOAL E: To prevent and reduce homelessness in the Town through a variety of programs, including increased affordable housing opportunities and access to emergency shelter for all persons in need.**

### **Policy**

- E.1 The Town shall continue to coordinate with Placer County and/or neighboring cities in developing emergency shelter programs that provide adequate shelter and services for the South Placer area.

### **Program**

23. The Town will continue to coordinate with Placer County and/or neighboring cities and continue to contribute funding when feasible toward emergency shelter programs for the area, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Supportive inter-jurisdictional programs to alleviate or prevent homelessness. Leverage limited local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.



## **F. Energy Conservation**

**GOAL F: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Town residents.**

### **Policies**

- F.1 All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.
- F.2 New land use patterns should encourage energy efficiency, to the extent feasible.

### **Programs**

24. The Town will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical, and which encourages the use of trees for shading and cooling.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.

25. The Town will encourage the developers to be innovative in designing energy efficient homes, and ways to improve the energy efficiency of new construction.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.

26. The Town will provide information on their website on weatherization programs funded by the State, PG&E, and others.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Better information and access to weatherization programs for the residents of Loomis. Collect information from PG&E and other sponsors and display in public places such as Town Hall and the Library.

**G. Equal Opportunity**

**GOAL G: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or gender.**

**Policies**

- G.1 The Town declares that all persons regardless of race, creed, age or sex shall have equal access to sound and affordable housing.
- G.2 The Town will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

**Programs**

27. The Town will continue to post Equal Opportunity Bulletins and other fair housing materials and posters in a variety of locations throughout the community, such as the Town Hall, library, post office, and Chamber of Commerce. In addition, the Town will provide this information to all appropriate organizations and agencies working to provide low-income housing in the community as well as post the information on the town website.

Responsible Entity: Town Manager

Timeframe: Ongoing

Desired Result: Better information regarding equal opportunity protections for all residents of the Town of Loomis.

28. The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing, or Legal Services of Northern California for help.

Responsible Entity: Town Manager

Timeframe: On-going

Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.

29. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the Town will adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities. The Town will promote its reasonable accommodations procedures on its web site and with handouts at Town Hall.

Responsible Entity: Planning Director

Timeframe: 2004

Promotional materials will be available within one month of adoption of the ordinance

Desired Result: Adoption of new ordinance (See Appendix A)

### ***7.1 Summary of Quantified Objectives***

Table 25 summarizes the quantified objectives for all the above programs. As the Table shows, the Town anticipates that 320 units will be provided by new construction and that 25 units will be rehabilitated or conserved.

**Table 25: Summary of Quantified Objectives**

Programs	Income Categories			Total
	Very Low	Lower	Moderate	
<b>New Construction</b>	70	125	125	320
<b>Rehabilitation</b>		5		5
<b>Conservation</b>		10	10	20
<b>Total</b>	<b>70</b>	<b>140</b>	<b>135</b>	<b>345</b>

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APPENDIX A  
REGULATIONS GOVERNING REQUESTS FOR REASONABLE  
ACCOMMODATION UNDER THE FAIR HOUSING ACT

Sec. 1. Purpose

It is the policy of the jurisdiction, pursuant to Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. In these regulations, “uses of housing “ includes, but is not limited to, housing related services and the use and enjoyment of the property.

Sec. 2. Definitions

Act. The Fair Housing Amendments Act of 1988.

Applicant. The individual making the request for reasonable accommodation pursuant to these Regulations.

Code. The municipal zoning code or ordinance that sets forth the jurisdiction’s land use and zoning regulations.

Department(s). The department(s) within the jurisdiction responsible for administering requests for reasonable accommodation pursuant to these Regulations.

Designee and Appeals Designee. The person(s), commission, or other group of persons designated to make determinations on fair housing accommodation requests pursuant to these regulations.

Disability. Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such an impairment or anyone who has a record of such impairment. People who are currently using illegal substances are not covered under the Act, unless they have a separate disability.

Sec. 3. Notice to the Public of Availability of Accommodation Process

At all counters where application is made for a permit, license or other authorization for the siting, funding, development or use of housing, notice shall be displayed advising applicants that they may request a reasonable accommodation of existing rules, policies, practices, and procedures. Forms for requesting an accommodation shall be available in all departments where decisions are made regulating the siting, funding, development and use of housing.

#### Sec. 4. Requesting Reasonable Accommodation

- A. In order to make specific housing available to an individual with a disability, any person may request a reasonable accommodation in the rules, policies, practices and procedures regulating the siting, development or use of housing by completing a Fair Housing Request Form and filing it with the Department.
- B. If an individual needs assistance in making the request for reasonable accommodation, the department shall provide the assistance necessary to ensure that the process is accessible to the applicant.
- C. A request for reasonable accommodation in rules, policies, practices and/or procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing.

#### Sec. 5. Review of Requests for Reasonable Accommodation

- A. When a request for reasonable accommodation is filed with the Department, it is referred to the designee for review and consideration. The designee shall issue a written decision with thirty (30) days of the date of the application and may grant the reasonable accommodation request or deny the request.
- B. If necessary to reach a decision on the request for reasonable accommodation, the designee may request further information from the applicant consistent with the Act, specifying in detail what information is required.
- C. Not more than thirty (30) days after receiving a written request for reasonable accommodation, the designee shall issue a written decision on the request; provided that, in the event that the designee request further information pursuant to the above paragraph, the running of this period shall be stopped until the applicant responds to the request.

#### Sec. 6. Factors for Considering Requests for Reasonable Accommodation

The designee shall consider the following criteria when deciding whether a requested accommodation is reasonable:

- Is the housing, which is the subject of the request for reasonable accommodation, to be used by an individual under the Act?
- Is the request for accommodation necessary to make specific housing available to an individual protected under the Act?
- Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction.
- Whether the requested accommodation would require a fundamental alteration in the nature of an existing program.

Sec. 7. Written Decision on the Request for Reasonable Accommodation

- A. The designee's written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the designee's findings on the criteria set forth in Sec. 6, above. All written decisions shall give notice of the right to appeal and to request reasonable accommodation in the appeals process as set forth below. The designee's Notice of Decision shall be sent to the applicant by certified mail.
- B. If the designee fails to render a written decision on the request of reasonable accommodation within the time period allotted by Sec. 5., above, the request shall be deemed granted.

Sec. 8. Appeals

- A. Within thirty (30) days of the date of the designee's written decision, the applicant may appeal an adverse decision.
- B. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted. If an applicant needs assistance in filing an appeal, the Department shall provide the assistance that is necessary to ensure that the appeal process is accessible to the applicant.
- C. All appeals shall contain a statement of the grounds for the appeal.
- D. Nothing in these Regulations shall preclude an aggrieved individual from seeking any other state or federal remedy available.